



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2386799**

Board: V  
House/Single Family

**4735 WOODSIDE PLACE**

West Vancouver  
Cypress Park Estates  
V7S 2X5

Residential Detached

**\$1,749,000** (LP)

(SP)



Sold Date: Frontage (feet): **91.01** Original Price: **\$1,849,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**  
 Depth / Size: **177.43 IRR** Bathrooms: **4** Age: **47**  
 Lot Area (sq.ft.): **17,860.00** Full Baths: **3** Zoning: **RS10**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,922.86**  
 Rear Yard Exp: **Northwest** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **008-589-674**  
 Tour: **Virtual Tour URL**

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood**

Legal: **LOT 28, BLOCK G, PLAN VAP13484, DISTRICT LOT 886, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 13'0	Above	Bedroom	14'4 x 10'2			x
Main	Dining Room	12'0 x 11'7	Above	Laundry	11'9 x 10'10			x
Main	Kitchen	15'1 x 10'2			x			x
Main	Eating Area	11'7 x 7'10			x			x
Main	Family Room	15'2 x 12'6			x			x
Main	Foyer	11'11 x 8'7			x			x
Below	Master Bedroom	13'5 x 13'5			x			x
Below	Bedroom	13'8 x 10'1			x			x
Below	Bedroom	13'8 x 9'1			x			x
Above	Recreation	16'8 x 14'0			x			x

Finished Floor (Main): <b>1,084</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>691</b>	# of Kitchens: <b>1</b>	1	Main	2	No	
Finished Floor (Below): <b>771</b>	# of Levels: <b>3</b>	2	Above	3	Yes	Barn:
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	4	No	Workshop/Shed:
Finished Floor (Total): <b>2,546 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	3	No	Pool:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Garage Sz:
Grand Total: <b>2,546 sq. ft.</b>	Basement: <b>None</b>	6				Grg Dr Ht:
		7				
		8				

Listing Broker(s): **Angell Hasman (E.Christiansen)**

**Incredible potential in this 4 bedroom, 4 bathroom home. Situated on a park like 17,860 sq.ft. property offering 2,546 sq. ft. of living space. Enjoy the level driveway, peaceful location and proximity to shopping, West Vancouver's finest schools, and recreation. A must see.**



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**Active**  
**R2371098**  
 Board: V  
 House/Single Family

**5132 ALDERFEILD PLACE**

West Vancouver  
 Upper Caulfeild  
 V7W 2W7

Residential Detached

**\$2,790,000** (LP)

(SP)



Sold Date: Frontage (feet): **73.00** Original Price: **\$2,790,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**  
 Depth / Size: **175/IRR** Bathrooms: **3** Age: **39**  
 Lot Area (sq.ft.): **10,365.00** Full Baths: **3** Zoning: **RS-10**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,076.15**  
 Rear Yard Exp: **East** For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-239-220**  
 Tour:

View: **Yes: SPECTACULAR CITY AND OCEAN**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Wood**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 32, BLOCK 4, PLAN VAP17968, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'4 x 14'11	Above	Bedroom	11'5 x 10'9			x
Main	Kitchen	13' x 10'4			x			x
Main	Dining Room	17'2 x 11'2			x			x
Main	Family Room	19'1 x 13'10			x			x
Main	Foyer	14'9 x 11'11			x			x
Main	Laundry	9'3 x 5'8			x			x
Above	Master Bedroom	14'11 x 12'10			x			x
Above	Walk-In Closet	8'2 x 6'2			x			x
Above	Bedroom	10'11 x 10'			x			x
Above	Bedroom	12'11 x 11'6			x			x

Finished Floor (Main): <b>1,495</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>1,116</b>	# of Kitchens: <b>1</b>	1	Main	3	No	
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	3	Yes	
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	4	No	
Finished Floor (Total): <b>2,611 sq. ft.</b>	Crawl/Bsmt. Height:	4				
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				
Grand Total: <b>2,611 sq. ft.</b>	Basement: <b>None</b>	6				
	Beds not in Basement: <b>4</b>	7				

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

**Beautiful 4 bedroom, 3 bathroom family home with fabulous ocean and city views. Situated on a large 10,000 square foot lot at the end of a quiet cul-de-sac, this home offers wonderful open plan living and functional layout on two levels, and features a large entertainment sized deck over the views. Just steps to the Caulfeild Shopping Centre and Rockridge School and easy access to Vancouver. A very exclusive opportunity in a desirable family neighbourhood.**



Presented by:  
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**Active**  
**R2370510**

Board: V  
House/Single Family

**1370 OTTABURN ROAD**

West Vancouver  
British Properties  
V7S 2K1

Residential Detached

**\$2,919,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>32.00</b>	Original Price: <b>\$3,135,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2015</b>
Depth / Size: <b>207</b>	Bathrooms:	<b>8</b>	Age: <b>4</b>
Lot Area (sq.ft.): <b>16,245.00</b>	Full Baths:	<b>7</b>	Zoning: <b>RS3</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$8,250.79</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>027-975-762</b>
			Tour:

View: **Yes: CORRIDOR OCEAN AND CITY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Heat Pump, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 1, PLAN BCP41588, DISTRICT LOT 1093, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Master Bedroom</b>	<b>18'4 x 17'8</b>	<b>Main</b>	<b>Kitchen</b>	<b>21'2 x 12'0</b>	<b>Bsmt</b>	<b>Family Room</b>	<b>20'0x 14'11</b>
<b>Above</b>	<b>Den</b>	<b>8'9 x 10'2</b>	<b>Main</b>	<b>Eating Area</b>	<b>9'3 x 12'4</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>12'3 x 12'11</b>	<b>Main</b>	<b>Laundry</b>	<b>14'5 x 7'5</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>15'9 x 11'10</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>13'3 x 22'1</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>14'5 x 14'4</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>13'1 x 18'9</b>			<b>x</b>
<b>Main</b>	<b>Foyer</b>	<b>17'1 x 13'3</b>	<b>Bsmt</b>	<b>Games Room</b>	<b>20'5 x 29'11</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>18'2 x 18'9</b>	<b>Bsmt</b>	<b>Flex Room</b>	<b>14'5 x 19'5</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>24'11 x 16'2</b>	<b>Bsmt</b>	<b>Laundry</b>	<b>10'10 x 5'3</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>13'3 x 15'10</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>6'3 x 11'6</b>			<b>x</b>
<b>Main</b>	<b>Office</b>	<b>14'6 x 10'3</b>	<b>Bsmt</b>	<b>Eating Area</b>	<b>11'0 x 10'1</b>			<b>x</b>

Finished Floor (Main): **2,378**  
Finished Floor (Above): **2,170**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **3,066**  
Finished Floor (Total): **7,614 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **7,614 sq. ft.**

# of Rooms: **21**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **4**  
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>2</b>	<b>No</b>
2	<b>Above</b>	<b>5</b>	<b>Yes</b>
3	<b>Above</b>	<b>3</b>	<b>Yes</b>
4	<b>Above</b>	<b>3</b>	<b>Yes</b>
5	<b>Above</b>	<b>3</b>	<b>Yes</b>
6	<b>Bsmt</b>	<b>3</b>	<b>Yes</b>
7	<b>Bsmt</b>	<b>3</b>	<b>Yes</b>
8	<b>Bsmt</b>	<b>3</b>	<b>No</b>

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Listing Broker(s): **Royal LePage Westside**

**Royal LePage Westside**

**Enjoy peekaboo ocean views from this expansive custom designed and built home at the end of a private cul-de-sac. Over 7600 sq ft of living space on three levels featuring 6 large bedrooms (each with ensuites), 2 additional washrooms, gourmet kitchen, private fitness studio, games room, and 2 laundry rooms. Walnut flooring on all levels, radiant heating plus air conditioning. Large west facing decks from rear of home. Many, many extras await you when viewing this home. Electronically gated driveway entrance, 3 car garage, plus additional on-site parking. Walking distance to the local public schools.**



Presented by:  
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**Active**  
**R2384184**

Board: V  
House/Single Family

**1115 CHARTWELL CRESCENT**

West Vancouver  
Chartwell  
V7S 2P7

Residential Detached

**\$3,450,000** (LP)

(SP)



Sold Date: Frontage (feet): **124.87** Original Price: **\$3,600,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**  
 Depth / Size: **143.3IRR** Bathrooms: **4** Age: **53**  
 Lot Area (sq.ft.): **16,416.00** Full Baths: **3** Zoning: **RS3**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$9,007.83**  
 Rear Yard Exp: Council Apprv?: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-020-667**  
 Tour:  
 View: **No**  
 Complex / Subdiv:  
 Services Connected: **Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **LOT 1, BLOCK 46, PLAN VAP11873, DISTRICT LOT CE #7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 15'5	Bsmt	Living Room	18'9 x 13'5			x
Main	Dining Room	19'8 x 13'2	Bsmt	Kitchen	16'1 x 9'2			x
Main	Eating Area	9'0 x 8'0	Bsmt	Bedroom	21'5 x 12'3			x
Main	Kitchen	14'6 x 14'2	Bsmt	Laundry	5'5 x 3'0			x
Main	Wok Kitchen	9'7 x 9'0	Bsmt	Utility	6'0 x 5'5			x
Main	Den	11'4 x 10'0			x			x
Main	Laundry	5'5 x 3'0			x			x
Above	Master Bedroom	16'8 x 13'1			x			x
Above	Bedroom	10'2 x 9'8			x			x
Above	Bedroom	14'8 x 10'0			x			x

Finished Floor (Main): <b>1,648</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>984</b>	# of Kitchens: <b>3</b>	1	Main	2	No	
Finished Floor (Below): <b>1,272</b>	# of Levels: <b>3</b>	2	Above	4	Yes	
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Above	3	No	
Finished Floor (Total): <b>3,904 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	3	No	
Unfinished Floor: <b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				
Grand Total: <b>3,904 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
		7				
		8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, 3 level updated home in desirable Chartwell neighborhood. Home features updated kitchen with centre island, new flooring though out, vaulted ceiling in living room and dining room. Updated bathrooms, pot lights through out, glass railing stair case, private and updated suite with gas fireplace. Easy access to patio and fully fenced back yard. Totally amazing house, located steps to Holyburn Country Club. Call today to view. OPEN HOUSE: SUNDAY, SEPTEMBER 1ST 1-3PM**





Presented by:  
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**Active**  
**R2371308**

Board: V  
House/Single Family

**2271 FULTON AVENUE**

West Vancouver  
Dundarave  
V7V 1T7

Residential Detached

**\$3,588,000** (LP)

(SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$3,798,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**  
 Depth / Size: **126** Bathrooms: **6** Age: **1**  
 Lot Area (sq.ft.): **6,804.00** Full Baths: **4** Zoning: **RS5**  
 Flood Plain: Half Baths: **2** Gross Taxes: **\$8,928.77**  
 Rear Yard Exp: **North** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **011-165-677**  
 Tour: **Virtual Tour URL**

View: **Yes: peekaboo water views**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Electric, Natural Gas**  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Forced Air, Geothermal, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Tile**

Legal: **LOT B, BLOCK 4, PLAN VAP5398, PART E1/2, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 18**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 12'0	Above	Bedroom	11'7 x 10'11			x
Main	Dining Room	13'1 x 12'5	Below	Recreation	15'2 x 12'10			x
Main	Kitchen	17'4 x 11'5	Below	Media Room	17'2 x 11'10			x
Main	Eating Area	10'0 x 15'5	Below	Flex Room	16'0 x 9'4			x
Main	Family Room	16'2 x 15'5	Below	Bedroom	12'4 x 10'8			x
Main	Laundry	10'6 x 7'2	Below	Living Room	17'3 x 10'10			x
Main	Foyer	15'2 x 5'11	Below	Kitchen	13'6 x 10'4			x
Above	Master Bedroom	15'11 x 13'2	Below	Bedroom	12'4 x 11'8			x
Above	Walk-In Closet	10'10 x 8'2	Below	Walk-In Closet	8'2 x 5'4			x
Above	Bedroom	11'10 x 9'7	Below	Bedroom	11'8 x 10'4			x

Finished Floor (Main):	<b>1,495</b>	# of Rooms:	<b>20</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,076</b>	# of Kitchens:	<b>2</b>	1	Main	2	No	Barn:
Finished Floor (Below):	<b>2,073</b>	# of Levels:	<b>3</b>	2	Main	1	No	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	Above	4	Yes	Pool:
Finished Floor (Total):	<b>4,644 sq. ft.</b>	Crawl/Bsmt. Height:		4	Above	5	Yes	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5	Below	4	No	Grg Dr Ht:
Grand Total:	<b>4,644 sq. ft.</b>	Basement: <b>None</b>		6	Below	4	No	
				7				
				8				

Listing Broker(s): **Angell Hasman (E.Christiansen)**

**This gorgeous home is situated in the middle of Ambleside and Dundarave on a quiet street. An incredible plan with soaring ceilings in the great room kitchen/nook/family room with folding doors opening to a level back hard and fully heated casita. Offering 4,644 sq. ft. of living space, 4 bedrooms in the main house, a fully self-contained 2 bedroom suite, hardwood floors and views of the water. Features include radiant heating, air conditioning, incredible kitchen appliances (gas and induction cooktops), dog shower and too much more to list. An amazing home in an absolutely incredible neighbourhood.**



Presented by:  
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**Active**  
**R2393566**  
Board: V  
House/Single Family

**1588 PINECREST DRIVE**

West Vancouver  
Canterbury WV  
V7S 3E8

Residential Detached

**\$4,390,000** (LP)

(SP)



Sold Date: Frontage (feet): **134.00** Original Price: **\$4,650,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**  
 Depth / Size: Bathrooms: **6** Age: **26**  
 Lot Area (sq.ft.): **14,025.00** Full Baths: **5** Zoning: **SF**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$10,908.36**  
 Rear Yard Exp: **South** For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **014-577-208**  
 Tour: **Virtual Tour URL**

View: **Yes: City, Ocean, Lions Gate Bridge**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type:

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **4**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple**  
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 50 BLOCK 52 CAPILANO ESTATES EXTENSION NO. 22 PLAN 22343**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14' x 6'8	Below	Bedroom	11'7 x 6'11	Bsmt	Utility	17'10x 4'11
Main	Living Room	24' x 19'	Below	Laundry	17'6 x 9'2			x
Main	Dining Room	16'10 x 16'8	Bsmt	Bedroom	21' x 13'8			x
Main	Kitchen	22'6 x 21'	Bsmt	Bedroom	17'4 x 14'10			x
Main	Family Room	18'8 x 15'	Bsmt	Games Room	18' x 10'			x
Main	Mud Room	12'6 x 7'5	Bsmt	Recreation	19'5 x 14'6			x
Below	Master Bedroom	31'10 x 31'	Bsmt	Storage	11'8 x 6'8			x
Below	Walk-In Closet	8'3 x 6'10	Bsmt	Storage	7'10 x 3'6			x
Below	Bedroom	17'6 x 14'8	Bsmt	Bar Room	16' x 4'11			x
Below	Walk-In Closet	8' x 7'7	Bsmt	Office	13' x 11'8			x

Finished Floor (Main):	<b>2,172</b>	# of Rooms:	<b>21</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>2,132</b>	# of Levels:	<b>3</b>	2	<b>Below</b>	<b>6</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,974</b>	Suite:		3	<b>Below</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>6,278 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	Beds not in Basement: <b>3</b>	5	<b>Bsmt</b>	<b>3</b>	<b>Yes</b>	Grg Dr Ht:
Grand Total:	<b>6,278 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		6	<b>Bsmt</b>	<b>3</b>	<b>No</b>	
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

**Fantastic northwest style family home with over 6,000s sq. ft. located in the prestigious Canterbury estates with views that go on forever of the city and ocean. 5 bedrooms, 6 baths and a 3 car garage. Gorgeous pool and hot tub with decks galore. Mostly renovated 4 years ago. Air conditioning, large windows, skylights, 4 fireplaces, large opens spaces and top quality finishing throughout. Close to Chartwell Elementary and Sentinel Secondary or Collingwood Private School. Large 14,025 sq. ft. lot with flat driveway. Located amongst many other prestigious homes of similar quality. Perfect home for entertaining.**