

Active

R2423471

Board: V , Detached

House/Single Family

6555 NELSON AVENUE

West Vancouver

Horseshoe Bay WV

V7W 2A5

\$1,348,800 (LP)

(SP)

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Days on Market: 38

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 121

Lot Area (sq.ft.): 11,103.00

Flood Plain: No

Council Apprv?:

Rear Yard Exp: West

If new, GST/HST inc?: No

View: Yes : OCEAN WATER VIEW + MTNS

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Sewer Type: City/Municipal

List Date: 12/2/2019

Original Price: \$1,348,800

Frontage (feet): 102.00

Frontage (metres): 31.09

Bedrooms: 3

Bathrooms: 2

Full Baths: 2

Half Baths: 0

Approx. Year Built: 1970

Age: 50

Zoning: RD2

Gross Taxes: \$5,238.00

For Tax Year: 2019

Tax Inc. Utilities?: No

P.I.D.: 006-012-205

Tour:

Expiry Date: 4/30/2020

Sold Date:

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Mixed, Other

Foundation: Concrete Perimeter

Rain Screen:

Renovations: Other, Partly

of Fireplaces: 0

Fireplace Fuel:

Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Patio(s) & Deck(s), Sundeck(s)

Type of Roof: Torch-On, Wood

CSA/BCE:

Reno. Year: 2005

R.I. Plumbing:

R.I. Fireplaces: 0

Metered Water:

Total Parking: 6

Covered Parking: 2

Parking Access: Front, Side

Parking: Add. Parking Avail., Carport; Multiple

Dist. to Public Transit: CLOSE

Dist. to School Bus: CLOSE

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Property Disc.: No : FORECLOSURE

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Registered:

Floor Finish: Hardwood, Mixed, Tile

Legal: LOT B, BLOCK 31, PLAN VAP11829, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS 27 & 28

Amenities: In Suite Laundry, Storage

Site Influences: Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features: Air Conditioning, Other - See Remarks

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 12'	Above	Patio	10' x 10'			x
Main	Dining Room	15'4 x 9'6	Below	Foyer	13' x 7'4			x
Main	Kitchen	15'7 x 9'6	Below	Storage	10'6 x 8'			x
Main	Family Room	15'8 x 12'6			x			x
Main	Den	15'4 x 7'4			x			x
Main	Laundry	3' x 3'			x			x
Main	Patio	21'5 x 20'			x			x
Above	Master Bedroom	15'4 x 14'6			x			x
Above	Bedroom	12'2 x 7'6			x			x
Above	Bedroom	12' x 9'6			x			x

Finished Floor (Main): 1,087	# of Rooms: 13	Bath 1	Floor Main	# of Pieces 3	Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 20'X21' Grg Door Ht:
Finished Floor (Above): 741	# of Kitchens: 1	2	Above	4	Yes	
Finished Floor (Below): 251	# of Levels: 2	3				
Finished Floor (Basement): 0	Suite: None	4				
Finished Floor (Total): 2,079 sq. ft.	Crawl/Bsmt. Height:	5				
Unfinished Floor: 0	Beds in Basement: 0	6				
Grand Total: 2,079 sq. ft.	Basement: Part	7				
	Beds not in Basement: 3	8				

List Broker 1: Royal LePage - Wolstencroft - Office: 604-530-0231

List Desig Agt 1: Jan De Ruiter - Cell: 604-626-2227

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: LLOYD INVESTMENTS LTD.

Commission: 3.22% OF 1ST \$100,000 / 1.15% ON THE BAL WITH PHYSICAL INTRODUCTION TO THE PROPERTY OTHERWISE \$500.00

List Broker 2:

deruiter.jan@gmail.com

3:

2:

3:

Occupancy: Owner, Tenant

Appointments:

Call:

Phone:

Phone L.R. First

JAN DE RUITER

604-626-2227

Realtor

Remarks:

COURT ORDER SALE. Measurements are approximate & should be verified if deemed important. Schedule "A" required with all offers. Allow minimum 24 hours for showings. Also, allow up to 2 week days for acceptance & 3-4 weeks for court approval (usually quicker). See listing "documents" for more info!

COURT ORDER SALE. SCHEDULE "A" REQUIRED WITH ALL OFFERS. Awesome View Home! Only 10 minute walk to Horseshoe Bay Village and the Ocean. Over 11,000 sq.ft. PRIVATE LOT with several patios and outdoor terraced hide away's. Great for personal entertaining. If you want a home with "A REAL WEST COAST FEEL" and it's own style; This is a MUST SEE!! Several updates through the years including kitchen with granite, main bath, windows, roof, air conditioner plus much more. RD2 Zoning allows for Duplex redevelopment, detached secondary suites and more, subject to city requirements & approvals. Invest now and in your future! Call L/S for more info. (Consider a roof top deck for a bigger view). See listing "documents" for more info!!

RED Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.

01/09/2020 03:41 PM

Active

R2386799

Board: V , Detached

House/Single Family

4735 WOODSIDE PLACE

West Vancouver

Cypress Park Estates

V7S 2X5

\$1,425,000 (LP)

(SP)

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Days on Market: 185

Previous Price: \$1,525,000

Meas. Type: Feet

Depth / Size: 177.43 IRR

Lot Area (sq.ft.): 17,860.00

Flood Plain:

Council Apprv?:

Rear Yard Exp: Northwest

If new, GST/HST inc?:

View: No :

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Water

Sewer Type:

List Date: 7/8/2019

Original Price: \$1,849,000

Frontage (feet): 91.01

Frontage (metres): 27.74

Bedrooms: 4

Bathrooms: 4

Full Baths: 3

Half Baths: 1

Expiry Date: 2/29/2020

Sold Date:

Approx. Year Built: 1972

Age: 47

Zoning: RS10

Gross Taxes: \$4,922.86

For Tax Year: 2019

Tax Inc. Utilities?:

P.I.D.: 008-589-674

Tour: Virtual Tour URL

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

CSA/BCE:

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

Seller's Interest: Court Ordered Sale

Property Disc.: Yes:

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Registered:

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

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

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): 1,084

Finished Floor (Above): 691

Finished Floor (Below): 771

Finished Floor (Basement): 0

Finished Floor (Total): 2,546 sq. ft.

Unfinished Floor: 0

Grand Total: 2,546 sq. ft.

of Rooms: 12

of Kitchens: 1

of Levels: 3

Suite:

Crawl/Bsmt. Height:

Beds in Basement: 0

Basement: None

Beds not in Basement: 4

Bath

Floor

of Pieces

Ensuite?

1 Main 2 No

2 Above 3 Yes

3 Above 4 No

4 Below 3 No

5

6

7

8

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Door Ht:

List Broker 1: Angell, Hasman & Associates (Eric Christiansen) Realty Ltd. -

List Desig Agt 1: Eric Christiansen - Phone: 604-312-9999

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: Reliable Mortgages Investment Corp.

Commission: 3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE

List Broker 2:

eric@ericchristiansen.com

3:

2:

3:

Appointments:

Call:

Phone:

Phone L.R. First

See Realtor Remarks

000-000-0000

Occupancy: Owner

Realtor

Remarks:

To view text Sam at (604) 802-5283 or on weekends text Eric at (604) 312-9999. EVENING & WEEKEND SHOWINGS PREFERRED. Attached Schedule A must accompany all offers. All measurements are approximate and should be verified if important.

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.

RED Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

01/09/2020 03:41 PM

Active
R2427356
 Board: V, Detached
 House/Single Family

1304 FULTON AVENUE

West Vancouver
 Ambleside
 V7T 1N8

\$2,399,000 (LP)

(SP)



Days on Market: **1** List Date: **1/8/2020** Expiry Date: **6/8/2020**
 Previous Price: **\$0** Original Price: **\$2,399,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **47.00** Approx. Year Built: **2020**
 Depth / Size: **137** Frontage (metres): **14.33** Age: **0**
 Lot Area (sq.ft.): **6,514.00** Bedrooms: **6** Zoning: **SF**
 Flood Plain: Bathrooms: **6** Gross Taxes: **\$6,080.19**
 Council Apprv?: Full Baths: **5** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-726-695**
 View: **Yes: CITY AND WATER** Tour:
 Complex / Subdiv:
 Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Lane, Rear
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood			
Foundation: Concrete Perimeter	CSA/BCE:	Dist. to Public Transit:	
Rain Screen:	Reno. Year:	Dist. to School Bus:	
Renovations:	R.I. Plumbing:	Title to Land: Freehold NonStrata	
# of Fireplaces: 2	R.I. Fireplaces:	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Natural Gas	Metered Water:	Property Disc.: No : COURT ORDERED SALE	
Water Supply: City/Municipal		PAD Rental:	
Fuel/Heating: Radiant		Fixtures Leased: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Fixtures Rmvd: :	
Type of Roof: Torch-On		Registered:	
		Floor Finish:	

Legal: **LOT 12 PLAN VAP4147 PART SE 1/4 OF DISTRICT LOT 1053 GROUP 1, NEW WESTMINSTER DISTRICT**

Amenities:

Site Influences:

Features:

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7' x 7'	Above	Laundry	8'7 x 5'8			x
Main	Living Room	14' x 13'	Below	Recreation	19' x 15'			x
Main	Dining Room	14' x 12'2	Below	Living Room	13'5 x 9'			x
Main	Kitchen	15' x 10'7	Below	Kitchen	13'6 x 10'			x
Main	Wok Kitchen	15' x 5'	Below	Bedroom	10' x 9'			x
Main	Office	12' x 10'5	Below	Bedroom	10'7 x 9'5			x
Above	Master Bedroom	15' x 12'	Below	Bedroom	9'5 x 9'			x
Above	Walk-In Closet	9'8 x 6'5			x			x
Above	Bedroom	11' x 10'5			x			x
Above	Bedroom	12' x 10'2			x			x

Finished Floor (Main): 1,390	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,030	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below): 1,390	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total): 3,810 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
	Beds in Basement: 0	5	Below	4	Yes	Grg Door Ht:
	Basement: Unfinished	6	Below	3	No	
Unfinished Floor: 0	Beds not in Basement: 6	7				
Grand Total: 3,810 sq. ft.		8				

List Broker 1: **RE/MAX Crest Realty - Office: 604-988-8000**

List Desig Agt 1: **Satnam Sidhu PREC* - Phone: 604-351-1527**

List Desig Agt 2: **3:**

Sell Broker 1: **3:**

Sell Sales Rep 1: **2:**

Owner: **YIHING SHAO (by court order)**

Commission: **3.22 % ON THE FIRST \$100,000 AND 1.15 % ON THE BALANCE**

List Broker 2: **satnam@satnamsidhu.com**

Appointments: **Phone L.R. First**

Call: **SATNAM SIDHU**

Phone: **604-351-1527**

Occupancy: **Vacant**

Realtor Remarks: **Court ordered sale - sold as is where is. Call L/A for copy of Schedule A and BC Housing form which must form part of any offer. House is unfinished waiting for your personal touches.**

Perfect opportunity to finish this partially constructed house with your personal touches. Over 3800 sq. ft. over 3 levels including a suite on the lower level. Fantastic views of the city and water from the large south facing decks. Incredible location in the heart of Ambleside close to shopping, transit, restaurants, schools, parks and all other amenities. Purchase price includes all construction that has been completed.

Active

R2425977

Board: V , Detached

House/Single Family

1115 CHARTWELL CRESCENT

West Vancouver

Chartwell

V7S 2P7

\$2,750,000 (LP)

(SP)

Days on Market: 7

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 143.3irr

Lot Area (sq.ft.): 16,416.00

Flood Plain:

Council Apprv?:

Rear Yard Exp:

If new, GST/HST inc?:

View:

Complex / Subdiv:

List Date: 1/2/2020

Original Price: \$2,750,000

Frontage (feet): 124.87

Frontage (metres): 38.06

Bedrooms: 4

Bathrooms: 4

Full Baths: 3

Half Baths: 1

Expiry Date: 4/30/2020

Sold Date:

Approx. Year Built: 1966

Age: 54

Zoning: RS3

Gross Taxes: \$10,180.74

For Tax Year: 2019

Tax Inc. Utilities?:

P.I.D.: 009-020-667

Tour:

Services Connected: Electricity, Sanitary Sewer, Water

Sewer Type:

Style of Home: 3 Storey

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

CSA/BCE:

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

Seller's Interest: Court Ordered Sale

Property Disc.: No : court order sale

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: :

Registered:

Floor Finish:

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

Amenities:

Site Influences: Recreation Nearby, Ski Hill Nearby

Features:

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

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

Finished Floor (Main):	1,648	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	984	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below):	1,272	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	No	Pool:
Finished Floor (Total):	3,904 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz: 488
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Door Ht:
Grand Total:	3,904 sq. ft.	Beds not in Basement: 4	6				
		Basement: Fully Finished	7				
			8				

List Broker 1: Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd. -

List Desig Agt 1: Malcolm Hasman - Phone: 604-290-1679

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: InstaFund Mortgage Management

Commission: 3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE

List Broker 2: malcolm@malcolmmasman.com

3:

2:

3:

Occupancy: Owner

Appointments:

Call:

Phone:

Phone L.R. First Malcolm 604-290-1679

Realtor

Remarks:

COURT ORDERED SALE. All offers Subject to Court Approval. Schedule "A" forms part of purchase and sale agreement. NO SHOWINGS UNTIL OPEN HOUSE SUNDAY, JANUARY 12th 2:00-4:00 PM. All measurements are approx.

COURT ORDERED SALE - Located just steps to both Chartwell Schools and Hollyburn Country Club this extensively remodeled 4 bedroom 4 bathroom 3 level family home sits on a 16,416 sq ft estate property. Many features include a beautiful updated kitchen with center island, second Wok Kitchen, new windows, floors, all updated bathrooms and fully finished lower level. Walk out child friendly access to a private garden patio and fully fenced back yard.

Active

R2418718

Board: V , Detached

House/Single Family

1588 PINECREST DRIVE

West Vancouver

Canterbury WV

V7S 3E8

\$3,590,000 (LP)

(SP)

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Days on Market: 65

Previous Price: \$0

Meas. Type: Feet

Depth / Size:

Lot Area (sq.ft.): 14,025.00

Flood Plain:

Council Apprv?:

Rear Yard Exp:

If new, GST/HST inc?:

View: Yes : City, Ocean, Lions Gate Bridge

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

List Date: 11/5/2019

Original Price: \$3,590,000

Frontage (feet): 134.00

Frontage (metres): 40.84

Bedrooms: 5

Bathrooms: 6

Full Baths: 5

Half Baths: 1

Approx. Year Built: 1993

Age: 26

Zoning: SF

Gross Taxes: \$14,080.60

For Tax Year: 2019

Tax Inc. Utilities?: No

P.I.D.: 014-577-208

Tour:

Expiry Date: 4/30/2020

Sold Date:

Style of Home: 2 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: Balcnry(s) Patio(s) Dck(s)

Type of Roof: Other

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 6

Covered Parking: 3

Parking Access: Front

Parking: Garage; Double

Dist. to Public Transit: Close

Dist. to School Bus: Close

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Property Disc.: Yes : Dated: November 7, 2019

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Registered:

Floor Finish: Hardwood, Mixed, Tile

Legal: LOT 50, BLOCK 52, PLAN VAP22343, DISTRICT LOT CE #22, GROUP 1, NEW WESTMINSTER LAND DISTRICT, RP 19638 EP 19639 EP 19640

Amenities: Pool; Outdoor, Swirlpool/Hot Tub

Site Influences: Golf Course Nearby, Private Yard

Features:

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'0 x 6'8	Below	Walk-In Closet	8'3 x 6'10	Bsmt	Utility	17'10x 4'11
Main	Living Room	24'0 x 19'0	Below	Bedroom	17'6 x 14'8			x
Main	Dining Room	16'10 x 16'8	Bsmt	Bedroom	21'0 x 13'8			x
Main	Kitchen	22'6 x 21'0	Bsmt	Bedroom	17'4 x 14'10			x
Main	Family Room	18'8 x 15'0	Bsmt	Games Room	18'0 x 10'0			x
Main	Mud Room	12'6 x 7'5	Bsmt	Recreation	19'5 x 14'6			x
Below	Master Bedroom	31'10 x 31'0	Bsmt	Storage	11'8 x 6'8			x
Below	Walk-In Closet	8'0 x 7'7	Bsmt	Storage	7'10 x 3'6			x
Below	Bedroom	11'7 x 6'11	Bsmt	Bar Room	16'0 x 4'11			x
Below	Laundry	17'6 x 9'2	Bsmt	Office	13'0 x 11'8			x

Finished Floor (Main): 2,172

Finished Floor (Above): 0

Finished Floor (Below): 2,132

Finished Floor (Basement): 1,974

Finished Floor (Total): 6,278 sq. ft.

Unfinished Floor: 0

Grand Total: 6,278 sq. ft.

of Rooms: 21

of Kitchens: 1

of Levels: 3

Suite:

Crawl/Bsmt. Height:

Beds in Basement: 2

Beds not in Basement:3

Basement: Full, Fully Finished

Bath

Floor

of Pieces

Ensuite?

Outbuildings

1 Main 2 No

2 Below 6 Yes

3 Below 3 Yes

4 Below 3 Yes

5 Bsmt 3 Yes

6 Bsmt 3 No

7

8

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Door Ht:

List Broker 1: Angell, Hasman & Associates Realty Ltd. - Office:

List Desig Agt 1: Derek Grech - Phone: 604-833-4862

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: Kimberley Robertson, Counsel for Petitioner

Commission: 3.22% ON THE FIRST \$100,000 AND 1.15% ON THE REMAINING BALANCE

List Broker 2:

derek@derekgrech.com

Appointments:

Call:

Phone:

Phone L.R. First

Derek Grech

604-833-4862

Occupancy: Owner

Realtor

Remarks:

COURT ORDERED SALE - SOLD AS IS WHERE IS - SUBJECT TO COURT APPROVAL PLEASE CALL L/A FOR COPY OF SCHEDULE A SWHICH MUST FORM PART OF ANY OFFER. ALLOW MINIMUM OF 3 BUSINESS DAYS FOR OFFER ACCEPTANCE. PLEASE ALLOW MINIMUM 24 HOURS FOR ALL SHOWINGS - L/A MUST BE PRESENT. SHOWINGS AFTER 2PM PREFERRED.

PRICED TO SELL & COURT ORDER SALE! Remodelled and re-landscaped WITH VERY LARGE OCEAN VIEW amazing sitting on a large 14,025 sq ft lot. This 3 level home offers 5 beds and 6 baths with a beautiful ocean and city view. COMPLETELY RENOVATED open concept kitchen, dining and family room luxurious spaces. Elegant new flooring throughout, freshly painted throughout and new and stylish bathrooms that will surely please. SUN DRENCHED, flat back yard offering a gorgeous pool and hot tub with extensive decks, perfect for family entertaining and parties. Short distance to recreation centre, shopping and the glorious West Vancouver seawall. Walking distance to catchment schools Chartwell Elementary and Sentinel Secondary. Mins drive to private Collingwood School Junior and Senior campuses. MUST SEE!

RED Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.

01/09/2020 03:41 PM