



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2471616

Board: V
House/Single Family

107 GLENMORE DRIVE

West Vancouver
Glenmore
V7S 1A9

Residential Detached

\$1,879,000 (LP)

(SP)



Sold Date:	Frontage (feet):	134.00	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1955
Depth / Size: 132	Bathrooms:	3	Age: 65
Lot Area (sq.ft.): 12,943.00	Full Baths:	3	Zoning: RS3
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,578.74
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-709-632
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Split Entry**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **2**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **6** 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.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Mixed**

Legal: **LOT 2, BLOCK C, PLAN VAP9088, DISTRICT LOT 603, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 1, & DL 604 & 806**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Below	Laundry	10' x 6'			x
Main	Dining Room	11'9 x 10'9			x			x
Main	Kitchen	12' x 9'			x			x
Main	Nook	12' x 12'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	12'6 x 10'7			x			x
Main	Den	11'6 x 9'6			x			x
Below	Bedroom	15' x 10'6			x			x
Below	Flex Room	7'6 x 7'2			x			x
Below	Media Room	19' x 10'8			x			x

Finished Floor (Main):	1,442	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,057	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Below	4	No	Pool:
Finished Floor (Total):	2,499 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,499 sq. ft.	Basement: Part	6				
		Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Argus Estates (1983) Ltd.**

Court ordered sale. Desirable Glenmore home on a 12,943 sq ft lot. Main floor features: bright oak kitchen with granite countertops & eating nook with french doors leading to private sundeck, living room has a wood burning fireplace, large master bdrm w/3 pce ensuite, 2nd bdrm, den, 4 pce bath. Downstairs: large media room w/wood F/P & patio doors to the inground swimming pool, large 1 bedroom, 4 pce bthrm, laundry & flex room. Mountain views. Peaceful setting with Glenmore Park just steps away & a short walking distance to Collingwood School.



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Active
R2430162

Board: V
House/Single Family

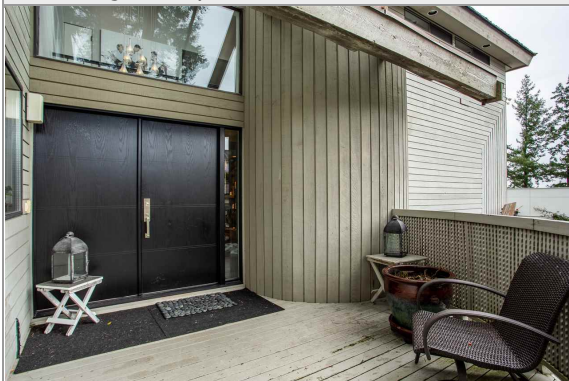
5132 ALDERFEILD PLACE

West Vancouver
Upper Caulfeild
V7W 2W7

Residential Detached

\$2,888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	73.00	Original Price: \$3,288,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1980
Depth / Size: 175	Bathrooms:	3	Age: 40
Lot Area (sq.ft.): 10,365.00	Full Baths:	3	Zoning: RS-10
Flood Plain:	Half Baths:	0	Gross Taxes: \$8,192.05
Rear Yard Exp:			For Tax Year: 2019
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: **Community**

Sewer Type:

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

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

Metered Water:

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
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			x			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	Master Bedroom	14'11 x 12'10			x			x
Main	Walk-In Closet	8'2 x 6'2			x			x
Main	Bedroom	10'11 x 10'			x			x
Main	Bedroom	12'11 x 11'6			x			x
Main	Bedroom	11'5 x 10'9			x			x

Finished Floor (Main):	1,495	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,116	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,611 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,611 sq. ft.	Basement: None	6				
		Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Jovi Realty (Richmond) Inc.**

Immaculate 2 sty detached offers a dramatic entry with huge skylights and stone walls, nestled at the end of a quiet cul-de-sac. Commanding second to none with jaw dropping city and ocean views spanning from Mount Baker to the Gulf Islands. Enjoy this brilliant residence with its fantastic open floor plan that opens out to a huge south facing entertainment sundeck facing the incredible views. The pride of ownership will immediately capture the eye as this property is immaculate in every way. One of the excellent investment property not to be missed ! Or custom develop your very own dreamed home on this exclusive property. Just steps to Rockridge High School, Caulfeild Village, and recreational amenities - walking trails, parks, tennis, shopping. This gorgeous property must not be missed!



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Active
R2492341

Board: V
House/Single Family

3670 MCKECHNIE AVENUE

West Vancouver
West Bay
V7V 2M6

Residential Detached

\$3,150,000 (LP)

(SP)



Sold Date:	Frontage (feet):	160.00	Original Price: \$3,150,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1960
Depth / Size:	Bathrooms:	4	Age: 60
Lot Area (sq.ft.): 13,417.00	Full Baths:	3	Zoning: SF
Flood Plain:	Half Baths:	1	Gross Taxes: \$8,191.98
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-431-983
			Tour:

View: **Yes: Ocean View**

Complex / Subdiv:

Services Connected: **Community**

Sewer Type: **City/Municipal**

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

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

Metered Water: **N**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Carport; Multiple**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT A, BLOCK 22, PLAN VAP10479, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 8'7	Above	Master Bedroom	19'7 x 12'6			x
Main	Living Room	16'7 x 14'6	Below	Recreation	19'8 x 12'3			x
Main	Dining Room	13'11 x 12'7	Below	Bedroom	11'8 x 11'2			x
Main	Family Room	11'9 x 8'6	Below	Laundry	15'10 x 12'1			x
Main	Kitchen	13'7 x 10'9	Below	Mud Room	5'10 x 5'5			x
Main	Eating Area	10'3 x 10'2	Below	Office	20'10 x 14'7			x
Main	Nook	7'10 x 4'10	Below	Storage	11'10 x 7'5			x
Main	Bedroom	13'4 x 10'5						x
Main	Bedroom	13'11 x 9'10						x
Above	Loft	11'8 x 9'3						x

Finished Floor (Main):	2,022	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	706	# of Kitchens: 1	1	Main	5	No	Barn:
Finished Floor (Below):	1,674	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,402 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	4,402 sq. ft.		7				
			8				

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

Beautiful views from this lovely 4400 sq ft 4 bedroom, 4 bath family home situated in one of the most desirable West Vancouver neighbourhoods, West Bay. Very nicely renovated featuring vaulted ceilings, open plan living and wonderful outdoor spaces to enjoy the private surroundings. A quiet kid friendly safe setting of English country style meandering lanes. This is a great opportunity. This is a Court Ordered Sale.



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Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2483952

Board: V
House/Single Family

4791 WESTWOOD PLACE

West Vancouver
Cypress Park Estates
V7S 3C1

Residential Detached

\$3,199,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$3,199,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1988
Depth / Size: 221/55.73	Bathrooms:	5	Age: 32
Lot Area (sq.ft.): 16,157.00	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$8,429.14
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 005-287-278
			Tour:

View: **Yes: Ocean Views**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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: :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 7, BLOCK 3, PLAN VAP21001, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Cul-de-Sac, Shopping Nearby, Ski Hill Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 7'5	Above	Bedroom	11'2 x 10'10			x
Main	Dining Room	13'7 x 10'3	Above	Bedroom	11'2 x 11'1			x
Main	Eating Area	8'4 x 7'8	Above	Bedroom	10'11 x 10'11			x
Main	Living Room	17'6 x 15'7	Below	Bedroom	15'7 x 14'11			x
Main	Family Room	16'2 x 16'7	Below	Games Room	15'4 x 11'3			x
Main	Office	11'9 x 9'1	Below	Recreation	31'2 x 13'4			x
Main	Laundry	10'4 x 8'1	Below	Gym	11'10 x 11'5			x
Main	Foyer	6'9 x 6'7	Below	Storage	12'5 x 8'6			x
Above	Master Bedroom	16'2 x 15'3			x			x
Main	Walk-In Closet	11'8 x 6'3			x			x

Finished Floor (Main):	1,545	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,351	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,470	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	4,366 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
		Beds in Basement: 0	5	Below	3	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	4,366 sq. ft.		7				
			8				

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

This fabulous Cypress Park Estates home offers absolutely stunning ocean views and mesmerizing sunsets. Offering 5 bedrooms and 5 baths this wonderful home features numerous high-end finishes including, large kitchen, eating area and family room, beautiful engineered wood flooring and rec room with wet bar. Private terrace with sensational swimming pool and Jacuzzi tub. Situated on a private 16,000 square foot plus property on a cul-de sac. Close to the Caulfeild Shopping Centre and access to the highway. This is a Court Ordered Sale.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2511241
Board: V
House/Single Family

1133 MILLSTREAM ROAD

West Vancouver
British Properties
V7S 2C8

Residential Detached

\$4,388,000 (LP)

(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$4,388,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 2020
Depth / Size:	Bathrooms:	7	Age: 0
Lot Area (sq.ft.): 17,777.00	Full Baths:	4	Zoning: RS3
Flood Plain: No	Half Baths:	3	Gross Taxes: \$5,890.73
Rear Yard Exp: North			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?: No			P.I.D.: 008-474-087
			Tour:

View: **Yes: Spectacular Ocean and Mountain**

Complex / Subdiv:

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

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal, Tar & Gravel**

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

Metered Water: **Y**

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Garage; Double**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 25, BLOCK 51, PLAN VAP13284, DISTRICT LOT CE #14, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'4 x 18'6	Above	Bedroom	25' x 11'5	Bsmt	Bedroom	0'0x 0'0
Main	Flex Room	21'10 x 15'6	Above	Laundry	7'5 x 12'6	Bsmt	Bedroom	0'0x 0'0
Main	Foyer	10'6 x 21'6	Above	Walk-In Closet	6'6 x 7'5			x
Main	Office	13'10 x 21'2	Above	Walk-In Closet	11'10 x 8'6			x
Main	Dining Room	20' x 15'7	Above	Walk-In Closet	8'7 x 6'7			x
Main	Family Room	29'2 x 22'9	Bsmt	Bedroom	11'2 x 25'11			x
Main	Kitchen	29'2 x 17'	Bsmt	Games Room	18'5 x 25'11			x
Above	Master Bedroom	21'4 x 14'11	Bsmt	Recreation	19'4 x 14'4			x
Above	Bedroom	22'8 x 13'7	Bsmt	Media Room	17' x 21'			x
Above	Bedroom	18'1 x 13'7	Bsmt	Media Room	32'11 x 19'1			x

Finished Floor (Main):	3,421	# of Rooms: 22	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,469	# of Kitchens: 1	1	Main	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	3,217	Suite: None	3	Above	3	Yes	Pool:
Finished Floor (Total):	9,107 sq. ft.	Crawl/Bsmt. Height: 10'	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 3 Beds not in Basement: 4	5	Above	3	Yes	Grg Dr Ht:
Unfinished Floor:	894	Basement: Full	6	Bsmt	2	No	
Grand Total:	10,001 sq. ft.		7	Main	2	Yes	
			8				

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

****COURT ORDERED SALE** Experienced West Vancouver Luxury Builder had created a vision for an estate that he was unable to finish which is now to your advantage !! Bring your creative ideas on this 10,000 sqft mansion located on a view lot in the British Properties. All the heavy lifting is done! Excavation, Rock Blasting, Tree Removals, Environmental and Development permits, 95% of the framing & Structural steel are all in place !! Over \$2M already spent and 2 years of planning, permitting and construction all under your belt. Overall estate is 50% complete with an approx. \$1.8m left in construction costs to finish your dream house. Please call agent for more financials and info. All offers must be accompanied by schedule A and subject to court approval PLEASE DO NOT WALK PROPERTY**



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Active
R2436087

Board: V
House/Single Family

1482 CHIPPENDALE ROAD

West Vancouver
Canterbury WV
V7S 3G6

Residential Detached

\$4,598,000 (LP)

(SP)



Sold Date:	Frontage (feet):	73.00	Original Price: \$4,180,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1997
Depth / Size:	Bathrooms:	6	Age: 23
Lot Area (sq.ft.): 12,238.00	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	2	Gross Taxes: \$24,336.19
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 017-731-593
			Tour:

View: **Yes: Ocean & City**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

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

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

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

Legal: **LOT 20, PLAN LMP3868, DISTRICT LOT 1103, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 12'	Main	Bedroom	14' x 11'			x
Main	Eating Area	12' x 10'	Main	Bedroom	14' x 12'			x
Main	Family Room	17' x 13'	Below	Bedroom	14' x 13'			x
Main	Dining Room	16' x 16'	Below	Bedroom	14' x 11'			x
Main	Living Room	19' x 18'	Below	Recreation	23' x 20'			x
Main	Den	12' x 12'	Below	Storage	15' x 7'			x
Main	Master Bedroom	19' x 15'			x			x
Main	Walk-In Closet	10' x 7'			x			x
Main	Den	17' x 11'			x			x
Main	Flex Room	11' x 9'			x			x

Finished Floor (Main):	2,122	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,724	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,122	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	7	Yes	Pool:
Finished Floor (Total):	5,968 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5	Above	3	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished	6	Below	5	Yes	
Grand Total:	5,968 sq. ft.		7				
			8				

Listing Broker(s): **Engel & Volkers Vancouver**

Ideally situated in the prestigious area of Canterbury, this perfect ~6,000 sq/ft family home boasts panoramic ocean, downtown Vancouver and Stanley park views. Large living and dining areas connect to the massive chef's kitchen, eating area and family room with expanded outdoor living due to huge patios. Relax in your incredibly large master bedroom with attached den, master en-suite and absolutely stunning southern views. Two more large bedrooms up, both with en-suites. Downstairs includes two sizeable bedrooms and gigantic recreation room that walks out into the flat, grassy backyard. Other features include: A/C, 3 car garage & tons of storage. Minutes to recreation, shopping, parks, trails, top public and private schools.