



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
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luisayala@shaw.ca



Active
R2427356
Board: V
House/Single Family

1304 FULTON AVENUE

West Vancouver
Ambleside
V7T 1N8

Residential Detached

\$2,299,000 (LP)

(SP)



Sold Date: Frontage (feet): **47.00** Original Price: **\$2,399,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2020**
Depth / Size: **137** Bathrooms: **6** Age: **0**
Lot Area (sq.ft.): **6,514.00** Full Baths: **5** Zoning: **SF**
Flood Plain: Half Baths: **1** Gross Taxes: **\$6,080.19**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-726-695**
Tour:

View: **Yes: CITY AND WATER**

Complex / Subdiv:

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

Sewer Type:

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

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane, Rear**
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: :
Floor Finish:

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

Amenities:

Site Influences:

Features:

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	Beds not in Basement: 6	5	Below	4	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: Unfinished		6	Below	3	No	
Grand Total:	3,810 sq. ft.			7				
				8				

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

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.



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Active
R2428783
Board: V
House/Single Family

1380 CAMMERAY ROAD

West Vancouver
Chartwell
V7S 2N3

Residential Detached

\$3,498,000 (LP)
(SP)



Sold Date:	Frontage (feet):	81.00	Original Price: \$3,898,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1982
Depth / Size:	Bathrooms:	5	Age: 38
Lot Area (sq.ft.): 12,066.00	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$15,078.13
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-163-021
			Tour:

View: **Yes: City View**

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: **Brick, Metal**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
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: **Wood**

Reno. Year: **2017**
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: **Close**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 20, PLAN VAP17167, DISTRICT LOT 1103, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'11 x 9'6	Above	Bedroom	13'3 x 13'2			x
Main	Living Room	22'3 x 15'3	Above	Bedroom	13'4 x 11'1			x
Main	Dining Room	15'11 x 11'1	Above	Bedroom	12'9 x 11'11			x
Main	Kitchen	19'6 x 14'1	Below	Games Room	15'11 x 14'11			x
Main	Family Room	17'7 x 15'10	Below	Bar Room	14'5 x 5'11			x
Main	Laundry	9'7 x 9'1	Below	Sauna	7'3 x 6'9			x
Above	Master Bedroom	18'11 x 18'9	Below	Recreation	29'2 x 13'8			x
Above	Walk-In Closet	8'4 x 4'11	Below	Utility	7'9 x 6'0			x
Above	Walk-In Closet	6'11 x 6'2	Below	Bedroom	14'2 x 13'1			x
Above	Bedroom	11'10 x 10'9			x			x

Finished Floor (Main):	1,426	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,665	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,476	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	No	Pool:
Finished Floor (Total):	4,567 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0	5	Below	3	No	Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 6	6				
Grand Total:	4,567 sq. ft.	Basement: Full, Fully Finished	7				
			8				

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

STUNNING tudor home almost fully renovated on a private cul-de-sac in a GREAT NEIGHBOURHOOD. The renovation is very well done and it's a WONDERFUL 6 bedroom WITH A PERFECTLY level BACKYARD offering lots of sunshine with a south facing backyard. If you are looking for a great house, solid VIEW in a great area you need to have a look at 1380 Cammeray Road.



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Active
R2430162
Board: V
House/Single Family

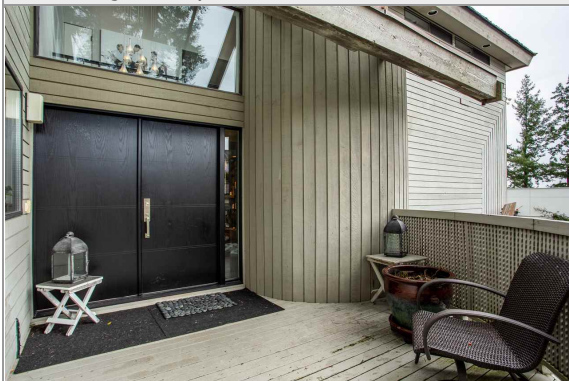
5132 ALDERFEILD PLACE

West Vancouver
Upper Caulfeild
V7W 2W7

Residential Detached

\$3,288,000 (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				
			7				
			8				

Listing Broker(s): **Sutton Group Showplace Realty**

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
R2430958

Board: V
House/Single Family

315 MOYNE DRIVE

West Vancouver
British Properties
V7S 1J6

Residential Detached

\$2,380,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$2,580,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1958
Depth / Size: 217	Bathrooms:	2	Age: 62
Lot Area (sq.ft.): 28,053.00	Full Baths:	1	Zoning: RS3
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,964.28
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 009-810-340
			Tour:
View:			
Complex / Subdiv:			
Services Connected: Electricity, Water			
Sewer Type: Other			

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **5** Covered Parking: **0** Parking Access:
Parking: **Open**
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 58, BLOCK 5, PLAN VAP9026, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'6			x			x
Main	Dining Room	13'6 x 12'6			x			x
Main	Master Bedroom	13'6 x 10'			x			x
Main	Bedroom	12' x 9'6			x			x
Main	Bedroom	10'3 x 9'6			x			x
Main	Den	9'6 x 6'6			x			x
Main	Family Room	19'8 x 14'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,683	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	0	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,683 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None		6				
Grand Total:	1,683 sq. ft.			7				
				8				

Listing Broker(s): **Royal Pacific Realty Corp.**

Rare find huge 28,000+ sq. ft. lot is a good opportunity for investors! Hold now and build it later! Very solid house. Court order sale property! This prime location is a joy for families. Just next to parks & trails. One of the largest properties in the area with access from both Moyne Drive and Rabbit Lane the options area endless.



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Active
R2433318

Board: V
House/Single Family

1055 ELVEDEN ROW

West Vancouver
British Properties
V7S 1Y7

Residential Detached

\$2,548,800 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,548,800**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1967**
Depth / Size: **0.00** Bathrooms: **5** Age: **53**
Lot Area (sq.ft.): **17,850.00** Full Baths: **5** Zoning: **RS3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,647.14**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-691-171**
Tour: **Virtual Tour URL**

View: **No**
Complex / Subdiv: **British Properties**
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: **Brick, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **No**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **Yes: Foreclosure**
Fixtures Rmvd: **Yes: Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP9302 LT 46 BLK 36 DL CE #1 LD 36. GROUP 1.**

Amenities: **None**

Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'4 x 5'4	Above	Walk-In Closet	12' x 5'	Below	Recreation	20'5x 14'9
Main	Living Room	21'8 x 17'11	Above	Walk-In Closet	10'2 x 7'1	Below	Bedroom	10'8x 9'5
Main	Living Room	15'2 x 10'6	Above	Bedroom	13'8 x 10'7	Below	Utility	9'11x 6'5
Main	Dining Room	16'1 x 13'1	Above	Bedroom	12' x 10'6	Below	Kitchen	13'7x 9'2
Main	Kitchen	15'6 x 10'5	Above	Bedroom	12' x 11'8	Below	Storage	10'4x 6'3
Main	Wok Kitchen	10' x 14'11	Above	Bedroom	10'5 x 10'2	Below	Gym	20'10x 9'8
Main	Eating Area	9'10 x 9'8	Above	Walk-In Closet	4'11 x 3'11			x
Main	Family Room	18' x 15'10	Above	Other	6' x 6'			x
Main	Other	6' x 6'	Above	Other	6' x 6'			x
Above	Master Bedroom	16'10 x 15'6	Above	Other	6' x 6'			x

Finished Floor (Main): **1,741**
Finished Floor (Above): **1,474**
Finished Floor (Below): **1,230**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,445 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,445 sq. ft.**

of Rooms: **26**
of Kitchens: **3**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	5	Yes
3	Above	3	Yes
4	Above	3	No
5	Below	3	Yes
6			
7			
8			

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

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

Laser Measure & Virtual & Drone Tour. Private showings 24 Hours Notice Please. More Info To Follow. Tks



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Active
R2435072
Board: V
House/Single Family

2271 FULTON AVENUE

West Vancouver
Dundarave
V7V 1T7

Residential Detached

\$3,288,000 (LP)
(SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$3,288,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**
Depth / Size: **126** Bathrooms: **5** Age: **2**
Lot Area (sq.ft.): **6,800.00** Full Baths: **4** Zoning: **RS5**
Flood Plain: Half Baths: **1** Gross Taxes: **\$8,928.77**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: **No** P.I.D.: **011-165-677**
Tour:

View: **Yes: Water from Second Floor**
Complex / Subdiv: **Dundarave**
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus: **3 Blocks**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
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:

Site Influences: **Central Location, Private Yard, 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'	Above	Walk-In Closet	5'1 x 4'11	Below	Bedroom	12'4x 10'8	
Main	Dining Room	13'2 x 12'5	Above	Bedroom	11'11 x 9'7	Below	Gym	16'0x 9'5	
Main	Family Room	16'10 x 15'5	Above	Walk-In Closet	4'11 x 4'10			x	
Main	Kitchen	17'5 x 12'8	Below	Living Room	17'4 x 10'10			x	
Main	Eating Area	15'5 x 8'	Below	Kitchen	13'6 x 10'4			x	
Main	Laundry	10'7 x 9'7	Below	Bedroom	12'5 x 11'9			x	
Main	Foyer	26'3 x 5'11	Below	Bedroom	9'0 x 10'5			x	
Above	Master Bedroom	15'11 x 133'2	Below	Walk-In Closet	5'10 x 5'6			x	
Above	Walk-In Closet	10'11 x 8'3	Below	Recreation	15'2 x 12'10			x	
Above	Bedroom	11'7 x 10'11	Below	Media Room	17'2 x 11'10			x	
Finished Floor (Main):		1,495	# of Rooms:22		Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):		1,007	# of Kitchens: 2		1	Main	2	No	Barn:
Finished Floor (Below):		2,100	# of Levels: 3		2	Above	4	Yes	Workshop/Shed: 15'8 x
Finished Floor (Basement):		0	Suite: Legal Suite		3	Above	5	Yes	Pool:
Finished Floor (Total):		4,602 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
			Beds in Basement: 0 Beds not in Basement:6		5	Below	4	No	Grg Dr Ht:
Unfinished Floor:		0	Basement: Fully Finished		6				
Grand Total:		4,602 sq. ft.			7				
					8				

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

HEART OF DUNDARAVE! COURT ORDERED SALE! Highest quality build in the BEST LOCATION! 1 block to FAMED WEST VAN REC CENTRE & STUNNING SEAWALL! FABULOUS SHOPS, banks, medical AND RESTAURANTS OF DUNDARAVE 2 blocks flat walk! IRWIN PARK or ECOLE PAULINE JOHNSON! GORGEOUS HARDWOOD THROUGHOUT! BEAUTIFUL WOOD FRAMED WINDOWS! Great room features eclipse wall to private back yard with separate outbuilding. Chefs kitchen! Dog wash or cyclists shower at garage entrance. Master suite boasts water views, spacious ensuite and massive walk in closet. 2 kids bedrooms share ensuite and each ave their own walk in closets! Downstairs has rec room, theatre, guest room and great gym or office. Plus a 2 bed walk out suite, bright and beautiful! Buyer pays GST. Get inside today!



Presented by:
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Active
R2436087
Board: V
House/Single Family

1482 CHIPPENDALE ROAD

West Vancouver
Canterbury WV
V7S 3G6

Residential Detached

\$4,180,000 (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.