



Presented by:
Luis Ayala PREC*

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Active
R2318126
Board: V
House/Single Family

1370 OTTABURN ROAD

West Vancouver
British Properties
V7S 2K1

Residential Detached

\$4,398,000 (LP)

(SP)



Sold Date:	Frontage (feet):	31.44	Original Price: \$4,398,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2015
Depth / Size: 207 IRR	Bathrooms:	8	Age: 3
Lot Area (sq.ft.): 16,245.00	Full Baths:	7	Zoning: RS3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$10,134.67
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 027-975-762
			Tour:

View: **Yes: Water and City**

Complex / Subdiv:

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

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

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

Total Parking: **10** 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, Tile**

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

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Security System, Vacuum Blt. In, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	17' x 14'	Above	Bedroom	17' x 14'			x
Main	Living Room	16' x 16'	Above	Bedroom	15' x 12'			x
Main	Dining Room	16' x 14'	Above	Bedroom	13' x 12'			x
Main	Family Room	19' x 14'	Below	Recreation	20' x 15'			x
Main	Kitchen	21' x 15'	Below	Media Room	16' x 15'			x
Main	Den	14' x 12'	Below	Gym	20' x 14'			x
Main	Laundry	19' x 7'	Below	Kitchen	12' x 7'			x
Above	Master Bedroom	21' x 20'	Below	Bedroom	17' x 14'			x
Above	Walk-In Closet	12' x 8'	Below	Bedroom	16' x 13'			
Above	Office	14' x 12'	Below	Storage	13' x 9'			

Finished Floor (Main):	2,255	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,393	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	2,951	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	7,599 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5	Above	3	Yes	Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6	Below	3	Yes	
Grand Total:	7,599 sq. ft.		7	Below	3	Yes	
			8	Below	3	No	

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

Absolutely stunning quality home designed by ROMMEL and built by one of Vancouver's finest builders - GD Nielson. Huge 16,245 sq. ft. lot situated at the end of a cul-de-sac for maximum privacy. South facing decks for sun all year long. The moment you drive up to this magnificent home you can feel the estate like setting with over 8,000 sq. ft. of level driveway with Italian tile. No expense spared in this 6 bedroom, 8 bathroom home on 3 levels. Beautiful walnut flooring thru-out along with all the extras you can imagine. Air-conditioning, Radiant heat, Lutron lighting, triple glazed windows, 3 gas fireplaces, automatic front gate, Creston motorized shades, triple car heated garage, fully sound insulated media room, central vacuum plus hide-a-hose and many, many other features.



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Active
R2312884
Board: V
House/Single Family

2050 RUSSET WAY

West Vancouver
Queens
V7V 3B4

Residential Detached

\$2,180,000 (LP)

(SP)



Sold Date:	Frontage (feet):	99.08	Original Price: \$2,280,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1960
Depth / Size:	Bathrooms:	3	Age: 58
Lot Area (sq.ft.): 13,476.00	Full Baths:	3	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,115.64
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-476-865
			Tour: Virtual Tour URL

View: **Yes: ENGLISH BAY , DOWNTOWN**

Complex / Subdiv:

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
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:

Legal: **PL VAP 9780 LT 51 BLK 16 DL 783 LD 36 GROUP 1**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'3 x 6'5	Above	Bedroom	12'7 x 8'1			x
Main	Recreation	17'8 x 11'	Above	Master Bedroom	19'3 x 17'			x
Main	Bedroom	11'7 x 10'9						x
Main	Bedroom	17'7 x 11'1						x
Main	Storage	10'4 x 7'7						x
Above	Family Room	15'8 x 11'6						x
Above	Living Room	16'9 x 14'						x
Above	Kitchen	10'9 x 9'3						x
Above	Dining Room	11'7 x 10'9						x
Above	Eating Area	10'9 x 7'7						x

Finished Floor (Main):	1,176	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,605	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No	Pool:
Finished Floor (Total):	2,781 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	2,781 sq. ft.			7				
				8				

Listing Broker(s): **Prompton Real Estate Serv.Inc.**

Engel & Volkers Vancouver

Welcome to 2050 Russet Way, the opportunities that this home offers are endless. Restore the 60's post and beam all while capturing phenomenal vistas from Mount Baker to the Gulf Islands. Or, Enjoy the expansive lot and craft your dream home perched up the hill allowing for views from all levels. COURT ORDERED SALE. Do not walk the property, all viewings are to be via scheduled appointment.