



Presented by:
Nikki Cvitanovic

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Active
V1128288

Board: V
House/Single Family

5869 MARINE DRIVE

West Vancouver
Eagleridge
V7W 2S1

Residential Detached

\$2,498,000 (LP)

(SP)



Sold Date:	Frontage (feet):	51.18	Original Price: \$2,498,000
Depth / Size (ft.): 224.10 IRR	Bedrooms:	5	Approx. Year Built: 2013
Lot Area (sq.ft.): 10,740.00	Bathrooms:	5	Age: 2
Flood Plain:	Full Baths:	4	Zoning: RS4
Rear Yard Exp: Northwest	Half Baths:	1	Gross Taxes: \$7,626.00
Approval Req?:			For Tax Year: 2014
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 011-175-354

View: **Yes: Gorgeous close-in marine views**

Complex / Subdiv:

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal**

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

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: :
Floor Finish: **Mixed**

Legal: **PL VAP5340 LT 1 BLK 1 DL 772 LD 36 THE E 50 FT OF LOT 1.**

Amenities:

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'8 x 18'7	Above	Bedroom	13'0 x 9'10			x
Main	Dining Room	14'10 x 13'2	Above	Laundry	12'5 x 7'9			x
Main	Kitchen	15'8 x 13'4	Below	Recreation	17'3 x 14'8			x
Main	Eating Area	15'8 x 10'2	Below	Bedroom	22'1 x 12'0			x
Main	Family Room	16'6 x 12'3	Below	Walk-In Closet	5'7 x 5'1			x
Main	Den	12'9 x 11'5	Below	Storage	11'9 x 8'8			x
Main	Foyer	14'9 x 8'7			x			x
Above	Master Bedroom	18'1 x 14'7			x			x
Above	Bedroom	10'11 x 10'8			x			
Above	Bedroom	13'10 x 11'0			x			

Finished Floor (Main):	1,831	# of Rooms:16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,591	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,179	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,601 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Below	4	No	Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	4,601 sq. ft.		7				
			8				

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

Spectacular close in marina views are enjoyed from this architecturally custom built home by European builder. Offering a 4,601 sq. ft., functional layout with attention to detail, elegance, superior quality and high ceilings on all levels. Enjoy the main floor with open concept living and dining room, bright gourmet kitchen with beautiful European style cabinets and top of the line appliances. Four spacious bedrooms w/ensuite. Landscaping includes artificial maintenance-free rock outcroppings. 2-5-10 NEW HOME WARRANTY. This is a must see!!! An absolute pleasure to show!



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Active
V1137291

Board: V
House/Single Family

3691 SUNSET LANE

West Vancouver
West Bay
V7V 0A9

Residential Detached

\$4,998,000 (LP)

(SP)



Sold Date:	Frontage (feet): 54.25	Original Price: \$5,348,000
Depth / Size (ft.): 152.23 IRR	Bedrooms: 4	Approx. Year Built: 2014
Lot Area (sq.ft.): 9,210.00	Bathrooms: 6	Age: 1
Flood Plain:	Full Baths: 4	Zoning: RS4
Rear Yard Exp: South	Half Baths: 2	Gross Taxes: \$14,253.00
Approval Req?:		For Tax Year: 2015
If new, GST/HST inc?:		Tax Inc. Utilities?: No
		P.I.D.: 010-852-506

View: **Yes: Gorgeous close in water views**

Complex / Subdiv:

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

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

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

Total Parking: **5** 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: :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL VAP21715 LT 19 BLK 23 DL 558 LD 36 GROUP 1, EP19183.**

Amenities:

Site Influences: **Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 15'5	Above	Bedroom	13'7 x 9'11			x
Main	Dining Room	17'11 x 10'3	Above	Laundry	19'0 x 6'3			x
Main	Kitchen	18'10 x 13'2	Below	Recreation	35'10 x 14'11			x
Main	Wok Kitchen	11'5 x 6'8	Below	Bedroom	12'1 x 9'9			x
Main	Den	7'0 x 6'8	Below	Storage	18'5 x 5'3			x
Main	Office	13'3 x 11'11			x			x
Main	Foyer	19'2 x 8'4			x			x
Above	Master Bedroom	18'10 x 16'0			x			x
Above	Walk-In Closet	14'2 x 8'0			x			
Above	Bedroom	12'2 x 11'2			x			

Finished Floor (Main): **1,677**
Finished Floor (Above): **1,639**
Finished Floor (Below): **1,507**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,823 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,823 sq. ft.**

of Rooms: **15**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Situated on prestigious Sunset Lane, this new custom built home offers the very best in both materials & design with incredible close in views of water, city & bridge from an East, South & West facing 9,209 sq. ft. lot. The spacious floor plan on the main floor offers gleaming hardwood that blends the chef's kitchen with great room living and dining rooms, all open to a huge covered patio and fire pit. Offering 4 bedrooms (3 on the upper floor) all with spa like ensuite bathrooms. A total of 3 levels with 4,823 sq. ft. of living space, extensive millwork built-ins, Control 4, LED lighting, wok kitchen + more. An absolute pleasure to show.