



Presented by:
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Active
R2023699

Board: V
House/Single Family

3691 SUNSET LANE

West Vancouver
West Bay
V7T 3N3

Residential Detached

\$4,998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	54.25	Original Price: \$4,998,000
Depth / Size (ft.): 152.23 IRR	Bedrooms:	4	Approx. Year Built: 2014
Lot Area (sq.ft.): 9,210.00	Bathrooms:	6	Age: 2
Flood Plain:	Full Baths:	4	Zoning: RS4
Rear Yard Exp: South	Half Baths:	2	Gross Taxes: \$14,252.66
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?:
			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**

Amenities: **Swirlpool/Hot Tub**

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 16'10			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.