



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
 Website: www.luisayala.ca



Vancouver West, Point Grey

MLS# V1065785

Residential Detached

4749 BELMONT AV, V6T 1A8

Active



| | | | |
|------------------|----------------------|----------------------|---------------------|
| List Price: | \$25,800,000 | Previous Price: | |
| | | Original Price: | \$25,800,000 |
| Complex/Subdiv: | | | |
| Frontage: | 150.00 ft | Bedrooms: | 5 |
| Depth/Size: | | Bathrooms: | 3 |
| Lot Area SqFt: | 52,141 | Full Baths: | 3 |
| Rear Yard Exp: | N | Half Baths: | 0 |
| Meas Type: | Feet | If New GST/HST Incl: | |
| Flood Plain: | | Zoning: | RS-1 |
| View: | Y - WATER & MOUNTAIN | | |
| Serv. Connected: | Unknown | | |
| PID: | 003-919-781 | Type: | House/Single Family |
| Approx Yr Blt: | 1937 | Age at List Date: | 77 |
| Taxes: | \$48,849 (2013) | | |

| | | | |
|--------------------|--------------------|----------------------|-----------------------|
| Style of Home: | 2 Storey w/Bsmt. | Total Parking: | Covered Parking: |
| Construction: | Frame - Wood | Parking Access: | |
| Foundation: | Concrete Perimeter | Parking Facilities: | None |
| Exterior: | Wood | | |
| Rainscreen: | | R/I Plumbing: | Dist to Public Trans: |
| Type of Roof: | Other | | Dist to School Bus: |
| Renovations: | Partly | Reno Year: | 1994 |
| Flooring: | | Possession: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Heat/Fuel: | Other | Seller's Interest: | Registered Owner |
| No. of Fireplaces: | 0 | Mortgage Info: | \$0 |
| Fireplace Fuel: | | Property Disclosure: | N - NEVER LIVE IN |
| Outdoor Area: | Patio(s) | Out Buildings: | |
| Pad Rental: | | | |
| Fixtures Leas: | N | | |
| Fixt Removed: | | | |

Legal: PL VAP6583 LT 13 BLK 1 DL 140 LD 36
 Amenities:
 Site Influences: Recreation Nearby, Shopping Nearby, Private Setting
 Features Incl:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|-----------------|------------|-------|------|------------|
| Main F. | Living Room | 25' X 16' | Bsmt | Recreation Room | 24' X 14' | | | X |
| Main F. | Dining | 16' X 14' | | | | | | X |
| Main F. | Family Room | 20' X 11' | | | | | | X |
| Main F. | Master Bedroom | 15' X 11' | | | | | | X |
| Main F. | Kitchen | 20' X 8' | | | | | | X |
| Main F. | Den | 12' X 10' | | | | | | X |
| Above | Bedroom | 19' X 19' | | | | | | X |
| Above | Bedroom | 10' X 7' | | | | | | X |
| Above | Bedroom | 14' X 12' | | | | | | X |
| Above | Bedroom | 19' X 15' | | | | | | X |

| | | | |
|----------------------------|-------|--------------------|-----------------|
| <u>Floor Area (SqFt):</u> | | <u>Bathrooms</u> | |
| Main Floor Area SqFt: | 2,000 | Total # Rooms: | 11 |
| Finished Floor Up SqFt: | 1,200 | # Kitchens: | 1 |
| Finished Floor Down: | 0 | Finished Levels: | 3 |
| Finished Floor Bsmt SqFt: | 500 | Crawl/Bsmt Height: | 4 |
| Total Finished Floor SqFt: | 3,700 | Basement Area: | Partly Finished |
| | | | 5 |
| | | | 6 |
| Unfinished Floor: | 0 | Suite: | 7 |
| Grand Total Floor Area: | 3,700 | | 8 |

Listing Broker(s): Royal Pacific Realty Corp.

View! View! View! The best view property in prime Point Grey area. One of the biggest View Lot(1.197acres/52144sf) sitting on Vancouver's most exclusive Belmont Avenue. You can build an almost 30,000sf MAJESTIC MANSION with Spectacular ocean views to Vancouver Island, the North Shore Mountains & Downtown Vancouver, with luxurious swimming pool, professional tennis court, magnificent garden... across from Spanish Banks, close to Jericho Beach & Tennis Club, Royal Yacht Club, UBC and downtown... the best location in Vancouver ever!!! will be a truly dream house!, Don't miss this rare opportunity to own a house in best location in Vancouver.



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
 Website: www.luisayala.ca



West Vancouver, Caulfeild

MLS# V1104464

Residential Detached

5240 MARINE DR, V7W 2P8

Active



| | | | |
|------------------|--|----------------------|---------------------|
| List Price: | \$25,000,000 | Previous Price: | |
| | | Original Price: | \$25,000,000 |
| Complex/Subdiv: | | | |
| Frontage: | 0.00 ft | Bedrooms: | 6 |
| Depth/Size: | | Bathrooms: | 5 |
| Lot Area SqFt: | 68,728 | Full Baths: | 4 |
| Rear Yard Exp: | W | Half Baths: | 1 |
| Meas Type: | Feet | If New GST/HST Incl: | |
| Flood Plain: | | Zoning: | RS3 |
| View: | Y - OCEAN | | |
| Serv. Connected: | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| PID: | 017-708-729 | Type: | House/Single Family |
| Approx Yr Blt: | 1952 | Age at List Date: | 63 |
| Taxes: | \$62,681 (2014) | | |

| | | | | | |
|--------------------|---------------------------------|---------------------|-------|-----------------------|--------------------|
| Style of Home: | 2 Storey w/Bsmt. | Total Parking: | 9 | Covered Parking: | 3 |
| Construction: | Frame - Wood | Parking Access: | Front | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Other | | |
| Exterior: | Brick, Stucco | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to Public Trans: | CLOSE |
| Type of Roof: | Wood | | | Dist to School Bus: | |
| Renovations: | | Reno Year: | | Possession: | |
| Flooring: | Hardwood, Tile | | | Title to Land: | Freehold NonStrata |
| Water Supply: | City/Municipal | | | Seller's Interest: | Registered Owner |
| Heat/Fuel: | Forced Air, Natural Gas | | | Mortgage Info: | \$0 |
| No. of Fireplaces: | 3 | R/I Fireplaces: | | Property Disclosure: | Y |
| Fireplace Fuel: | Gas - Natural | | | Out Buildings: | |
| Outdoor Area: | Balcony(s); Patio(s) or Deck(s) | | | | |
| Pad Rental: | | | | | |
| Fixtures Leas: | N | | | | |
| Fixt Removed: | | | | | |

| | |
|------------------|---|
| Legal: | LT A DL 890 PL LMP 3494 PCL B DL 890 & 8025 GR 1 NWD PL BCP 14172 PID 026-087-111 |
| Amenities: | Pool; Outdoor, Swirlpool/Hot Tub |
| Site Influences: | Private Setting, Private Yard, Waterfront Property |
| Features Incl: | Clothes Washer/Dryer/Fridge/Stove/DW, Hot Tub Spa/Swirlpool, Microwave, Security System |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|---------------|-------|-----------------|------------|-------|------|------------|
| Main F. | Living Room | 28' X 18' | Above | Den | 13' X 12' | | | X |
| Main F. | Dining | 16' X 14' | Above | Bedroom | 18' X 14' | | | X |
| Main F. | Kitchen | 15' X 13' | Above | Bedroom | 16' X 14' | | | X |
| Main F. | Eating Area | 14' X 13' | Above | Bedroom | 16' X 14' | | | X |
| Main F. | Family Room | 24'8" X 15'4" | Bsmt | Recreation Room | 30' X 18' | | | X |
| Main F. | Master Bedroom | 18' X 14' | Bsmt | Bedroom | 16' X 14' | | | X |
| Main F. | Walk-In Closet | 13' X 10' | Bsmt | Sauna | 16' X 14' | | | X |
| Main F. | Mud Room | 10' X 10' | | | | | | X |
| Main F. | Foyer | 18' X 14' | | | | | | X |
| Above | Master Bedroom | 20' X 15' | | | | | | X |

| | | | |
|----------------------------|-------|--------------------|----------------------|
| <u>Floor Area (SqFt):</u> | | <u>Bathrooms</u> | |
| Main Floor Area SqFt: | 2,943 | Total # Rooms: | 17 |
| Finished Floor Up SqFt: | 2,148 | # Kitchens: | 1 |
| Finished Floor Down: | 0 | Finished Levels: | 3 |
| Finished Floor Bsmt SqFt: | 2,633 | Crawl/Bsmt Height: | |
| Total Finished Floor SqFt: | 7,724 | Basement Area: | Full, Fully Finished |
| Unfinished Floor: | 0 | Suite: | |
| Grand Total Floor Area: | 7,724 | | |

Listing Broker(s): Royal Pacific Realty Corp., RE/MAX Crest Westside (VanW7)

Cotton Cove Estate waterfront property with 1.57 acres of fertile land is situated on the West Vancouver coastline offers the tranquility and serenity of a far away luxury resort only minutes from downtown Vancouver. This child friendly Tudor home with over 7700 sq ft of spacious living space features balconies and a finished basement also includes a self-contained nanny suite and 3-car garage. The property includes access to a private sandy beach, rolling lawns, heated in-ground 40' x 20' pool overlooking the ocean and a beach house with kitchen, washroom and washer/dryer. This is truly one of the finest waterfront properties in West Vancouver.



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
 Website: www.luisayala.ca



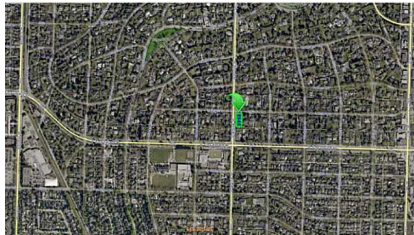
Vancouver West, Shaughnessy

MLS# V1089639

Residential Detached

3998 GRANVILLE ST, V6H 3L2

Active



List Price: \$22,800,000 Previous Price:
 Original Price: \$22,800,000

Complex/Subdiv:

| | | | | | |
|----------------|-----------|----------------------|-----|-------------------|---------------------|
| Frontage: | 100.00 ft | Bedrooms: | 3 | PID: | 011-530-073 |
| Depth/Size: | 200 | Bathrooms: | 3 | Type: | House/Single Family |
| Lot Area SqFt: | 20,000 | Full Baths: | 3 | Approx Yr Blt: | 1955 |
| Rear Yard Exp: | W | Half Baths: | 0 | Age at List Date: | 59 |
| Meas Type: | Feet | If New GST/HST Incl: | | Taxes: | \$12,016 (2014) |
| Flood Plain: | | Zoning: | FSD | | |

View:

Serv. Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

| | | | | | |
|--------------------|-------------------------|---------------------|----------------------|-----------------------|---------------------|
| Style of Home: | 4 Level Split | Total Parking: | 2 | Covered Parking: | 2 |
| Construction: | Frame - Wood | Parking Access: | Rear | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Garage; Double, Open | | |
| Exterior: | Stone, Wood | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to Public Trans: | Dist to School Bus: |
| Type of Roof: | Wood | | | Possession: | |
| Renovations: | | Reno Year: | | Title to Land: | Freehold NonStrata |
| Flooring: | Hardwood | | | Seller's Interest: | Registered Owner |
| Water Supply: | City/Municipal | | | Mortgage Info: | \$0 |
| Heat/Fuel: | Forced Air | | | | |
| No. of Fireplaces: | 2 | R/I Fireplaces: | | Property Disclosure: | Y |
| Fireplace Fuel: | Gas - Natural | | | Out Buildings: | |
| Outdoor Area: | Sundeck(s), Fenced Yard | | | | |
| Pad Rental: | | | | | |
| Fixtures Leas: | N | | | | |
| Fixt Removed: | N | | | | |

Legal: PL VAP4502 LT 1 BLK 69 DL 526 LD 36

Amenities:

Site Influences: Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|----------------|-------|-----------------|---------------|-------|------|------------|
| Main F. | Foyer | 8'0" X 6'0" | Bsmt | Recreation Room | 22'0" X 19'0" | | | X |
| Main F. | Living Room | 24'0" X 16'0" | Bsmt | Great Room | 22'0" X 15'4" | | | X |
| Main F. | Kitchen | 16'0" X 13'0" | Bsmt | Wine Room | 8'0" X 7'0" | | | X |
| Main F. | Eating Area | 11'0" X 10'0" | | | | | | X |
| Above | Master Bedroom | 21'6" X 15'4" | | | | | | X |
| Above | Bedroom | 15'4" X 11'0" | | | | | | X |
| Above | Bedroom | 15'4" X 11'0" | | | | | | X |
| Above | Study | 13'0" X 12'6" | | | | | | X |
| Below | Family Room | 22'0" X 15'4" | | | | | | |
| Below | Office | 20'0" X 14'10" | | | | | | |

Floor Area (SqFt):

Main Floor Area SqFt: 2,100

Finished Floor Up SqFt: 900

Finished Floor Down: 900

Finished Floor Bsmt SqFt: 1,450

Total Finished Floor SqFt: 5,350

Total # Rooms: 13

Kitchens: 1

Finished Levels: 4

Crawl/Bsmt Height:

Basement Area: Fully Finished

Bathrooms

1 6 Piece; Ensuite: Y; Level: Above

2 3 Piece; Ensuite: N; Level: Above

3 4 Piece; Ensuite: N; Level: Bsmt

4

5

6

7

8

Unfinished Floor: 0

Grand Total Floor Area: 5,350

Suite:

Listing Broker(s): RE/MAX Real Estate Services

This large, level, 100' x 200' estate corner lot in Vancouver's prestigious 1st Shaughnessy exclusive neighbourhood awaits you as a premiere investment opportunity to either hold or immediately re-develop into one of the city's most exclusive and high-valued future developments. Currently an open concept 5350 sqft newly - down to the studs - fully modern contemporary, clean lines, renovated urban contemporary fully renovated home nearing completion offering the best of both worlds. A fully appointed and state of the art modern contemporary renovated home with new build approval in hand. Close to UBC and the top ranking schools.