



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2008513
Board: V
House/Single Family

4351 ERWIN DRIVE

West Vancouver
Cypress
V7V 1H7

Residential Detached

\$42,800,000 (LP)

(SP)



Sold Date:	Frontage (feet):	148.00	Original Price: \$42,800,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1980
Depth / Size: 250/124.98	Bathrooms:	8	Age: 36
Lot Area (sq.ft.): 34,194.00	Full Baths:	7	Zoning: SF
Flood Plain:	Half Baths:	1	Gross Taxes: \$62,643.28
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-056-371
			Tour:

View: **Yes: City and Ocean**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **7**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Front**
Parking: **Garage; Single, Garage; Triple**

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 VAP18912 LT C BLK 6 DL 582 LD 36**

Amenities: **Pool; Outdoor**

Site Influences: **Waterfront Property**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 12'6	Main	Bedroom	16'2 x 12'3	Above	Storage	8'8 x 4'0
Main	Kitchen	24'1 x 16'1	Main	Bedroom	14'4 x 12'9	Above	Storage	8'8 x 4'0
Main	Dining Room	19'8 x 16'2	Main	Living Room	19'8 x 19'8	Above	Storage	18'3 x 5'8
Main	Pantry	11'4 x 6'3	Above	Master Bedroom	32'7 x 16'10			x
Main	Eating Area	13'11 x 11'10	Above	Walk-In Closet	10'8 x 8'2			x
Main	Family Room	25'1 x 22'8	Above	Bedroom	18'8 x 14'4			x
Main	Laundry	10'8 x 9'6	Above	Walk-In Closet	7'5 x 6'3			x
Main	Foyer	29'2 x 19'5	Above	Bedroom	22'3 x 17'5			x
Main	Den	25'0 x 16'3	Above	Gym	48'1 x 18'5			
Main	Bedroom	12'3 x 12'0	Above	Storage	9'2 x 5'7			

Finished Floor (Main):	5,195	# of Rooms:	23	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	4,970	# of Kitchens:	1	1	Main	2	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Main	4	Yes		Pool:
Finished Floor (Total):	10,165 sq. ft.	Crawl/Bsmt. Height:		4	Main	3	No		Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 6	5	Above	4	Yes		Door Height:
Unfinished Floor:	0	Basement: None		6	Above	3	Yes		
Grand Total:	10,165 sq. ft.			7	Above	4	Yes		
				8	Above	4	Yes		

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

A West Vancouver Landmark Waterfront Estate situated on approximately 150 feet on level beachfront on one of West Vancouver's most sought after an desirable streets of exclusive homes. This Iconic Private Estate, considered one of the finest properties in Greater Vancouver, sits on a .78 Acre privately situated level property. The residence, built in the early 1980's took over 4 years to build bringing in European Craftsmen to create a Grande English Estate Residence. Considered one of the Top 10 properties in Greater Vancouver.



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Active
R2114962

Board: V
House with Acreage

2106 SW MARINE DRIVE

Vancouver West
Southlands
V6P 6B5

Residential Detached

\$38,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	222.00	Original Price: \$38,000,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 9999
Depth / Size: RREG	Bathrooms:	8	Age: 999
Lot Area (sq.ft.): 185,130.00	Full Baths:	7	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$27,843.16
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 015-985-954
			Tour: Virtual Tour URL

View: **Yes: Delta / Vancouver Island**

Complex / Subdiv:

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **7**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport & Garage**

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**

Legal: **PL VAP1993 LT 5 BLK 9 DL 316 LD 36**

Amenities:

Site Influences: **Private Setting, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	33'11 x 18'0	Above	Walk-In Closet	8'6 x 18'0	Below	Gym	11'1 x 14'10
Main	Dining Room	16'0 x 21'0	Above	Bedroom	16'0 x 18'6	Below	Bar Room	9'5 x 12'4
Main	Kitchen	13'0 x 15'7	Above	Bedroom	13'1 x 15'11	Below	Flex Room	19'4 x 9'8
Main	Wok Kitchen	13'5 x 7'6	Above	Bedroom	14'9 x 12'9	Below	Storage	8'5 x 5'10
Main	Family Room	28'1 x 18'0	Above	Bedroom	15'8 x 12'9	Below	Flex Room	9'5 x 14'2
Main	Den	15'11 x 18'4	Above	Bedroom	34'2 x 17'11	Below	Utility	8'7 x 10'0
Main	Foyer	6'9 x 5'10	Above	Loft	10'0 x 16'9			x
Main	Mud Room	7'6 x 10'9	Above	Laundry	8'7 x 9'10			x
Main	Flex Room	19'8 x 11'8	Below	Media Room	28'4 x 18'1			
Above	Master Bedroom	21'5 x 27'11	Below	Wine Room	7'1 x 4'9			

Finished Floor (Main):	3,558	# of Rooms: 26	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	4,918	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	2,119	# of Levels: 4	2	Above	7	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total):	10,595 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	3	Yes	Door Height:
Unfinished Floor:	0	Basement: Part	6	Above	4	Yes	
Grand Total:	10,595 sq. ft.		7	Above	4	Yes	
			8	Below	3	No	

Listing Broker(s): **Engel & Volkers Vancouver**

Engel & Volkers Vancouver

The Gables Estate, a once in a lifetime property offering an oasis located along the distinguished SW Marine Drive. Private 4.25 acres of manicured grounds lay host to this masterfully reimagined 10,000sqft Tudor mansion, designed w/ the highest degree of elegance & modern sophistication. Breathhtakingly impressive views that stretch to the Gulf Islands. Simply soak in the property's gorgeous surroundings from the 65' infinity swimming pool, rooftop decks, or while waking up in the world class master suite. Finally, enjoy a stroll down the cobble stone paved road down to your own private park and practice your swing on the two golf greens... Truly exceptional and very rare!



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Active
R2066397
 Board: V
 House/Single Family

12133 NO 3 ROAD

Richmond
 Gilmore
 V7A 1X4

Residential Detached

\$26,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	629.68	Original Price: \$26,000,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2009
Depth / Size: 1253	Bathrooms:	8	Age: 7
Lot Area (sq.ft.): 788,989.04	Full Baths:	6	Zoning: ALR
Flood Plain:	Half Baths:	2	Gross Taxes: \$18,613.43
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-892-255
			Tour:

View: **Yes: North Shore Mountains**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer**

Style of Home: **1 Storey**
 Construction: **Frame - Metal**
 Exterior: **Glass, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **6**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Concrete**

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

Total Parking: **12** Covered Parking: **6** Parking Access:
 Parking: **Garage; Double, Garage; Single, Garage; Triple**
 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: **Hardwood, Tile**

Legal: **PL 33956 LT 10 B3N LD 36 SEC 8 R6W EXC PL BCP10431**

Amenities: **Air Cond./Central, Barn, Exercise Centre, Green House, Pool; Outdoor, Tennis Court(s)**

Site Influences: **Private Setting, Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	17'6 x 16'6	Main	Bedroom	14'9 x 14'8	Main	Eating Area	12'9 x 12'4
Main	Great Room	36'9 x 29'10	Main	Kitchen	8' x 8'	Main	Laundry	14'9 x 29'4
Main	Dining Room	18'9 x 30'	Main	Living Room	15' x 15'9	Main	Walk-In Closet	9'11 x 11'5
Main	Kitchen	16'0 x 25'3	Main	Den	21'3 x 20'8	Main	Walk-In Closet	4'10 x 7'2
Main	Master Bedroom	29'10 x 19'10	Main	Gym	22'10 x 24'	Main	Walk-In Closet	4'10 x 7'2
Main	Walk-In Closet	16'6 x 18'6	Main	Wine Room	9'3 x 5'10			x
Main	Walk-In Closet	13'0 x 18'10	Main	Wok Kitchen	7'0 x 14'3			x
Main	Bedroom	14'10 x 16'10	Main	Pantry	8'8 x 7'4			x
Main	Bedroom	14'9 x 12'8	Main	Mud Room	9'3 x 12'2			
Main	Bedroom	14'9 x 11'8	Main	Workshop	16'8 x 19'4			

Finished Floor (Main):	12,411	# of Rooms: 25	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	5	Yes	Pool:
Finished Floor (Total):	12,411 sq. ft.	Crawl/Bsmt. Height:	4	Main	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Main	3	No	Door Height:
Unfinished Floor:	0	Basement: Crawl	6	Main	4	Yes	
Grand Total:	12,411 sq. ft.		7	Main	4	Yes	
			8	Main	4	Yes	

Listing Broker(s): **Engel & Volkers Vancouver**

Engel & Volkers Vancouver

World Class Tuscan inspired estate set on 18.09 acres. Located beyond the gated entrance enjoy the cobblestone drive, fountains & gardens before arriving in the grand entry motor court. Opening to a travertine foyer w/ limestone walls & over 12,000sf of one level living is a sensational great room, exquisite dining room, gourmet kitchen w/ butlers pantry, master bedroom suite w/ his/her walk-in closets & en-suite bathrooms & heated loggias overlooking the pool. This home is complete w/ a caretakers residence, tennis court, koi ponds, courtyards, a greenhouse, a 5,000sf barn & a 2,500sf 6 car garage w/ workshop. After 3 years of construction the result is a beautiful grand scale residence that is nothing short of magnificent.



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Active
R2037930

Board: V
House/Single Family

5240 MARINE DRIVE

West Vancouver
Caulfeild
V7W 2P8

Residential Detached

\$25,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$25,000,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1952
Depth / Size: IRR	Bathrooms:	5	Age: 64
Lot Area (sq.ft.): 68,728.00	Full Baths:	4	Zoning: RS3
Flood Plain:	Half Baths:	1	Gross Taxes: \$53,293.16
Rear Yard Exp: West			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 017-708-729
			Tour: Virtual Tour URL

View: **Yes: OCEAN**

Complex / Subdiv:

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

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

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

Total Parking: **9** Covered Parking: **3** Parking Access: **Front**
Parking: **Other**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Legal: **LT A DL 890 PL LMP 3494 PARCEL B DL 890 & 8025 GROUP 1 NWD PL BCP 14172 2ND PID: 026-087-111**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Private Yard, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave, Security System**

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

Finished Floor (Main): **2,943**
Finished Floor (Above): **2,148**
Finished Floor (Below): **0**
Finished Floor (Basement): **2,633**
Finished Floor (Total): **7,724 sq. ft.**

Unfinished Floor: **0**
Grand Total: **7,724 sq. ft.**

of Rooms: **17**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **5**
Basement: **Full, Fully Finished**

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

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

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

Kore Realty

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.



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Active
R2112448
Board: V
House/Single Family

6935 ISLEVIEW ROAD

West Vancouver
Whytecliff
V7W 2L1

Residential Detached

\$23,580,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$23,580,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 2009
Depth / Size:	Bathrooms:	8	Age: 7
Lot Area (sq.ft.): 24,251.00	Full Baths:	7	Zoning: SF
Flood Plain:	Half Baths:	1	Gross Taxes: \$19,748.49
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-511-849
			Tour: Virtual Tour URL

View: **Yes: Direct Waterfront/Ocean Access**

Complex / Subdiv:

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

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Concrete, Glass, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Substantially Rebuilt**
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Composite**

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:

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.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL VAP10075 LT A BLK 20 DL 430 LD 36 GROUP 1. **CANC 09/15/15/EXP****

Amenities: **Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 24'0	Main	Flex Room	14'2 x 6'11	Above	Laundry	7'10 x 8'2
Main	Dining Room	9'3 x 16'1	Above	Master Bedroom	20'6 x 24'10	Above	Flex Room	10'6 x 7'2
Main	Kitchen	19'3 x 13'9	Above	Walk-In Closet	13'0 x 9'11	Below	Bedroom	12'1 x 112'2
Main	Family Room	24'3 x 23'11	Above	Bedroom	12'4 x 16'2	Below	Bedroom	11'11 x 12'2
Main	Eating Area	16'8 x 15'9	Above	Walk-In Closet	7'2 x 7'5	Below	Recreation	18'11 x 24'5
Main	Office	12'3 x 27'9	Above	Bedroom	11'6 x 15'7	Below	Media Room	16'6 x 24'7
Main	Pantry	7'0 x 5'0	Above	Walk-In Closet	6'5 x 3'8	Below	Games Room	10'3 x 13'4
Main	Wok Kitchen	10'8 x 8'11	Above	Bedroom	12'8 x 13'0	Below	Flex Room	11'10 x 16'1
Main	Bedroom	12'5 x 11'11	Above	Foyer	17'2 x 10'3			
Main	Walk-In Closet	10'10 x 6'11	Above	Mud Room	11'0 x 7'0			

Finished Floor (Main): **3,604**
Finished Floor (Above): **2,873**
Finished Floor (Below): **2,817**
Finished Floor (Basement): **0**
Finished Floor (Total): **9,294 sq. ft.**

Unfinished Floor: **0**
Grand Total: **9,294 sq. ft.**

of Rooms: **28**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **7**
Basement: **Full**

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

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

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

Breathtaking waterfront masterpiece where Home and Nature become One. This private gated development in West Vancouver has fully-landscaped grounds and shoreline where Howe Sound's evergreen-lined mountains cradle the sky above the ocean. From the grand open-view entry to the home's interior with fine details, materials and craftsmanship, this open concept has exquisite formal and family living spaces and a dream kitchen. Professional Home Theater with ocean view, Control systems, entertainment sized patios with a magnificent ocean front pool & a covered outdoor garden-walk connects private patios to the terraced landscaped below. Completely rebuilt in 2015 on original 2009 foundation. Oceanfront, Exclusive, Natural wonderland. This exceptional home brings a lifestyle of luxury and harmony



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Active
R2077639

Board: V
House/Single Family

3145 W 53RD AVENUE

Vancouver West
Southlands
V6N 4B6

Residential Detached

\$21,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	330.00	Original Price: \$21,000,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2009
Depth / Size: 330	Bathrooms:	8	Age: 7
Lot Area (sq.ft.): 108,900.00	Full Baths:	6	Zoning: RA-1
Flood Plain: Yes	Half Baths:	2	Gross Taxes: \$29,107.13
Rear Yard Exp: North	Approval Req?:		For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: 013-985-485
			Tour: Virtual Tour URL

View: **:**
Complex / Subdiv: **SOUTHLANDS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Concrete, Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Substantially Rebuilt**
of Fireplaces: **7**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Wood**

Reno. Year: **2009**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **7** Covered Parking: **4** Parking Access: **Front**
Parking: **Garage; Single, Garage; Triple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 4 BLOCK 4 DISTRICT LOT 194 PLAN 2242**

Amenities: **Exercise Centre, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Vacuum Blt. In, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'1 x 16'3	Main	Mud Room	9'6 x 7'0	Below	Gym	16'3 x 8'9
Main	Dining Room	15'11 x 15'2	Main	Storage	11'11 x 7'11	Below	Other	17'5 x 14'9
Main	Kitchen	17'5 x 10'10	Main	Workshop	11'2 x 10'9			x
Main	Eating Area	21'8 x 13'5	Main	Foyer	12'10 x 11'1			x
Main	Bedroom	15'4 x 11'4	Above	Master Bedroom	17'11 x 16'4			x
Main	Walk-In Closet	7'1 x 5'5	Above	Walk-In Closet	17'6 x 7'9			x
Main	Den	16'0 x 13'2	Above	Bedroom	17'6 x 11'6			x
Main	Other	16'2 x 13'8	Above	Bedroom	16'9 x 10'3			x
Main	Solarium	23'5 x 11'9	Above	Bedroom	15'11 x 12'0			
Main	Laundry	10'0 x 7'2	Above	Media Room	24'2 x 22'4			

Finished Floor (Main):	3,900	# of Rooms:	22	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	3,206	# of Kitchens:	1	1	Main	2	No	Barn: 1505 sqft
Finished Floor (Below):	688	# of Levels:	2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Main	3	Yes	Pool:
Finished Floor (Total):	7,794 sq. ft.	Crawl/Bsmt. Height:		4	Above	5	Yes	Garage Sz: 42'4 x 22'5
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5	Above	4	Yes	Door Height:
Grand Total:	7,794 sq. ft.	Basement: None		6	Above	4	No	
				7	Above	3	No	
				8	Below	4	No	

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

One of a kind 2.5 acre Southlands Estate. Home was re-built in 2009 with the original structure from 1975, house of approximately 7,100 sq ft is now effectively 7 years old. No expenses were spared by the current owners using Murray Sims Construction to create this equestrian/country club masterpiece. Incomparable indoor/outdoor flow for large parties or intimate gatherings. Oversized outdoor pool with cabana (1,090 sqft) & firepit perfect for outdoor entertaining. Riders lounge of over 1,500 square feet above the barn is 2nd to none. This is possibly the best property in Southlands with complete privacy yet, exceptionally bright exposure on the quiet corner of Balaclava & W.53rd Avenue. These properties are rare so call today for your private appointment.



Presented by:
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Active
R2086519
Board: V
House/Single Family

3426 OSLER STREET

Vancouver West
Shaughnessy
V6H 2W3

Residential Detached

\$20,880,000 (LP)

(SP)



Sold Date: Frontage (feet): **81.80** Original Price: **\$20,880,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1992**
Depth / Size: **213.7** Bathrooms: **7** Age: **24**
Lot Area (sq.ft.): **17,480.66** Full Baths: **6** Zoning: **FSD**
Flood Plain: Half Baths: **1** Gross Taxes: **\$35,119.33**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **009-656-073**
Tour: **Virtual Tour URL**

View: **Yes: CITY & MOUNTAIN**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On, Wood**

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL VAP9438 LT B BLK 54 DL 526 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'3 x 18'10	Above	Bedroom	15'11 x 12'10			x
Main	Dining Room	17'10 x 12'11	Above	Bedroom	17'10 x 12'6			x
Main	Family Room	21'6 x 20'2	Above	Playroom	16' x 14'1			x
Main	Eating Area	19'9 x 6'9	Bsmt	Recreation	20'5 x 20'1			x
Main	Kitchen	19'11 x 7'10	Bsmt	Media Room	18' x 14'5			x
Main	Wok Kitchen	9' x 8'5	Bsmt	Laundry	11'10 x 11'6			x
Main	Office	19'6 x 12'9	Bsmt	Bedroom	10'5 x 8'5			x
Main	Foyer	19'9 x 11'9	Bsmt	Bedroom	11'6 x 10'10			x
Above	Master Bedroom	18'11 x 15'9	Bsmt	Utility	20'10 x 8'10			x
Above	Bedroom	15'1 x 13'						

Finished Floor (Main): **2,826**
Finished Floor (Above): **2,522**
Finished Floor (Below): **0**
Finished Floor (Basement): **2,653**
Finished Floor (Total): **8,001 sq. ft.**

Unfinished Floor: **0**
Grand Total: **8,001 sq. ft.**

of Rooms: **19**
of Kitchens: **2**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Full, Fully Finished**

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

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

Listing Broker(s): **Sutton Grp-West Coast (w.blvd)**

Sutton Grp-West Coast (w.blvd)

Better than new. This gorgeously renovated Georgian Manor located in prestigious 1st Shaughnessy just off the "CRESCENT" is on .38 acre of land. Millions of dollars spent in recent years to bring this 8000sf home to a modern world class property, move-in ready with the finest finishings. A stunning, luxurious mansion with elegant grand entrance, Slovakia 'Bohemian' crystal chandelier suspended from spectacular leaded glass ceiling. Sophisticated gourmet kitchen with top of the line appliances & separate commercial grade wok kitchen. Hardwood staircase leads upstairs to 4 bedrooms, all ensuites, & a sun-lit mountain view office. Basement contains the media room beside the rec room with additional 2 bedrooms & the maid's quarters. A rare opportunity to own this newer home in 1st Shaughnessy



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Active
R2027937

Board: V
House with Acreage

4619 W 3RD AVENUE

Vancouver West
Point Grey
V6R 1N5

Residential Detached

\$19,980,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.08** Original Price: **\$19,980,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2012**
Depth / Size: **168.83** Bathrooms: **5** Age: **4**
Lot Area (sq.ft.): **11,136.00** Full Baths: **5** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$34,910.34**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-559-508**
Tour:

View: **Yes: OCEAN/MOUNTAINS**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **3 Level Split**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **6** Covered Parking: **2** Parking Access:
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: **No** :
Floor Finish:

Legal: **PL VAP2635 LT 8 BLK 136 DL 540 LD 36**

Amenities:
Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Sprinkler - Inground, Swimming Pool Equip., Vacuum Blt. In, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 22'10	Above	Office	9'1 x 10'11			x
Main	Kitchen	11'6 x 5'	Above	Other	11'4 x 11'4			x
Main	Bedroom	18'2 x 12'4	Above	Living Room	26'4 x 18'10			x
Main	Bedroom	8'11 x 13'9	Bsmt	Gym	16'10 x 30'10			x
Main	Foyer	12'4 x 9'9	Bsmt	Other	22'9 x 11'10			x
Main	Living Room	20'6 x 13'9	Bsmt	Other	17'7 x 12'6			x
Above	Bedroom	16'1 x 10'4			x			x
Above	Kitchen	16'6 x 15'2			x			x
Above	Master Bedroom	14'4 x 14'6			x			
Above	Walk-In Closet	9'5 x 12'5			x			

Finished Floor (Main):	1,680	# of Rooms:16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	139	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	1,768	# of Levels: 4	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	2,863	Suite:	3	Bsmt	3	Yes	Pool:
Finished Floor (Total):	6,450 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5	Bsmt	4	No	Door Height:
Grand Total:	6,450 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

A very rare opportunity in Vancouver's most exclusive seaside location! This unique & contemporary new house is built of steel & concrete by renowned architect with breathtaking unobstructed ocean & mountain views. 11,136 sqft(66'8/168'53) lot, 6685 sqft living area with total 4 bedrooms 6 baths. Spectacular high ceiling grand foyer, open concept layout, granite counters, SS appliances, HRV & air conditioning. 3rd floor has large roof deck with mountain, city and water views. Grand floor includes 2 bedrooms & wet bar, lower floor offers GYM & Golf Exercise room. Outdoor swimming pool, professional garden. Well designed Coach House is good for guests. Queen Mary & Lord Byng catchment. 2-5-10 year warranty! Truly high quality. Pleasure to show!



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Active
R2046674
Board: V
House/Single Family

3690 SELKIRK STREET

Vancouver West
Shaughnessy
V6H 2Z1

Residential Detached

\$19,800,000 (LP)

(SP)



Sold Date:	Frontage (feet):	152.94	Original Price: \$18,800,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1912
Depth / Size: IRR	Bathrooms:	5	Age: 104
Lot Area (sq.ft.): 32,727.00	Full Baths:	4	Zoning: FSD
Flood Plain:	Half Baths:	1	Gross Taxes: \$41,777.49
Rear Yard Exp: East			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-531-843
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **5**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric, Hot Water**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2012**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** 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: **No :**
Floor Finish: **Hardwood, Other**

Legal: **PL VAP4502 LT 6 BLK 61 DL 526 LD 36 GROUP 1**

Amenities:

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Sprinkler - Fire, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'5 x 15'7	Above	Bedroom	16' x 13'2			x
Main	Dining Room	17'9 x 17'3	Above	Bedroom	14'8 x 12'3			x
Main	Kitchen	23'7 x 21'4	Above	Office	29'4 x 15'11			x
Main	Bedroom	13'11 x 13'10	Bsmt	Recreation	34'11 x 15'7			x
Main	Walk-In Closet	8'4 x 7'11			x			x
Main	Bedroom	12'3 x 12'3			x			x
Main	Laundry	16'6 x 11'11			x			x
Above	Master Bedroom	28'4 x 17'9			x			x
Above	Den	13'9 x 10'10			x			
Above	Bedroom	16'1 x 13'10			x			

Finished Floor (Main): **3,124**
Finished Floor (Above): **3,388**
Finished Floor (Below): **0**
Finished Floor (Basement): **692**
Finished Floor (Total): **7,204 sq. ft.**

Unfinished Floor: **1,513**
Grand Total: **8,717 sq. ft.**

of Rooms: **14**
of Kitchens: **1**
of Levels: **4**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Part**

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

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

Listing Broker(s): **Macdonald Realty - Manyee Lui**

First Shaughnessy Mansion. A great opportunity to own this precious First Shaughnessy property. On a huge lot size with over 32,000 sq ft, this well maintained Heritage B mansion offers over 7,200 sq ft of traditional & charming living area. Elegant millwork throughout the house. A total of 6 Bedrooms (can easily be converted to 8 bedrooms) and spacious principal rooms. Modern kitchen was updated a few years ago. An enormous fenced backyard for your private entertainment. Renowned private schools are nearby. South Granville eateries and galleries and downtown are just a few minute drive.



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Active
R2076760

Board: V
House/Single Family

7520 STEVESTON HIGHWAY

Richmond
Gilmore
V7A 1M2

Residential Detached

\$19,800,000 (LP)

(SP)



Sold Date: Frontage (feet): **132.00** Original Price: **\$19,800,000**
Meas. Type: **Feet** Bedrooms: **11** Approx. Year Built: **2015**
Depth / Size: **220** Bathrooms: **8** Age: **1**
Lot Area (sq.ft.): **28,793.16** Full Baths: **8** Zoning: **AG1**
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$12,594.64**
Rear Yard Exp: **South** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-033-720**
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey, Corner Unit**
Construction: **Concrete Frame, Frame - Wood**
Exterior: **Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Other**

Total Parking: **10** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double, Open**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile**

Legal: **PL 4120 BLK 3N LD 36 SEC 5 RNG 6W**

Amenities: **Exercise Centre, Garden, Sauna/Steam Room, Workshop Attached**

Site Influences: **Shopping Nearby**

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Jetted Bathtub, Microwave, Oven-Built In,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'9 x 17'	Main	Sauna	6' x 6'8	Above	Bedroom	12'4 x 13'6
Main	Kitchen	15' x 9'6	Main	Steam Room	11'5 x 7'			x
Main	Kitchen	25'11 x 16'6	Above	Master Bedroom	19' x 25'			x
Main	Dining Room	18'9 x 14'11	Above	Bedroom	13'2 x 14'8			x
Main	Family Room	13'5 x 20'4	Above	Bedroom	12'4 x 13'6			x
Main	Eating Area	16'6 x 9'	Above	Bedroom	18'9 x 14'1			x
Main	Recreation	23'9 x 20'	Above	Bedroom	18'9 x 13'6			x
Main	Bedroom	11'10 x 10'	Above	Bedroom	18'9 x 21'4			x
Main	Bedroom	12'6 x 12'7	Above	Bedroom	15'2 x 14'			
Main	Living Room	17'8 x 15'4	Above	Bedroom	12'4 x 11'3			

Finished Floor (Main): 6,334	# of Rooms: 21	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 6,307	# of Kitchens: 2	1	Above	3	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Legal Suite	3	Above	3	Yes	Pool:
Finished Floor (Total): 12,641 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
	Beds in Basement: 0	5	Above	6	Yes	Door Height:
	Basement: None	6	Above	6	Yes	
Unfinished Floor: 0	Beds not in Basement: 11	7	Above	6	Yes	
Grand Total: 12,641 sq. ft.		8	Above	4	Yes	

Listing Broker(s): **Nu Stream Realty Inc.**

An exceptional custom home in Richmond's Gilmore neighbourhood. This deluxe mansion is situated on a 28,793 sq. ft. lot with a south facing backyard. Over 10,000 sq. ft. of elegant living with 11 well-appointed bedrooms (all ensuited). Top quality workmanship throughout with meticulous attention to details. Grand entry with high ceiling, extensive use of marble all around, luxurious double satircase made by top quality materials, chef's kitchen featuring Miele appliances and a wok kitchen, A/C, radiant heating, HRV, home theatre room with projector, wine bar, sauna and more. 2600 sq ft 4 bedrooms legal rental suite \$4700/month. Superb location! Close to Maple Lane Primary and Steveston-London Secondary School.



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Active
R2036347

Board: V
House/Single Family

3405 POINT GREY ROAD

Vancouver West
Kitsilano
V6R 1A6

Residential Detached

\$19,800,000 (LP)

(SP)



Sold Date: Frontage (feet): **42.00** Original Price: **\$22,500,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1995**
Depth / Size: **120** Bathrooms: **3** Age: **21**
Lot Area (sq.ft.): **4,200.00** Full Baths: **3** Zoning: **RS2**
Flood Plain: **Exempt** Half Baths: **0** Gross Taxes: **\$26,048.64**
Rear Yard Exp: **Northwest** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-649-063**
Tour:

View: **Yes: WATERFRONT, CITY, MTNS**

Complex / Subdiv:

Services Connected: **Community, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tar & Gravel, Torch-On**

Reno. Year: **1995**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **4** Parking Access: **Front**
Parking: **Garage; Triple**

Dist. to Public Transit: **3** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other**

Legal: **PL VAP5422 LT C BLK 3 DL 540 LD 36**

Amenities:

Site Influences: **Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Oven-Built In, Range Top, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'10 x 8'6			x			x
Main	Kitchen	25' x 20'			x			x
Main	Dining Room	14' x 9'7			x			x
Main	Living Room	16'6 x 14'2			x			x
Main	Bedroom	20' x 11'			x			x
Above	Master Bedroom	17'10 x 14'2			x			x
Above	Dressing Room	6'9 x 5'2			x			x
Above	Other	15'9 x 6'11			x			x
Above	Bedroom	18'1 x 11'1			x			x
Below	Other	10' x 10'			x			

Finished Floor (Main):	1,377	# of Rooms:10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	870	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	113	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,360 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Beds not in Basement: 3	6				
Grand Total:	2,360 sq. ft.	Basement: Unfinished	7				
			8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Sutton Grp-West Coast (w.blvd)

Stunning Waterfront! Situated on a prime part of the water, this home has arguably the best view of any other property on the water. This expansive view takes advantage of the adjoining park & floor to ceiling windows. Heated marble floor thru-out, open main floor with deluxe kitchen, bar, entertainment size rooms, extensive use of glass, top of the line fixtures. Private bedroom and bath on main as well. Upstairs boasts two master suites both with luxurious ensuites and 3 decks! Garage features parking for 4 cars. Gorgeous waterfront private patio. This house is the perfect size, perfect for entertaining large or small parties. Exquisite. Private roadside security fencing add to the privacy of this gem!