



Presented by:
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Active
R2646149
 Board: V
 House/Single Family

1103 GILSTON ROAD
 West Vancouver
 British Properties
 V7S 2E7

Residential Detached
\$6,888,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$7,400,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2021**
 Frontage(feet): **93.00** Bathrooms: **9** Age: **1**
 Frontage(metres): **28.35** Full Baths: **6** Zoning: **RES**
 Depth / Size: Half Baths: **3** Gross Taxes: **\$14,462.82**
 Lot Area (sq.ft.): **16,500.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.38** P.I.D.: **002-841-231** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Ocean/Mountains/City**
 Complex/Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **3** Parking Access:
 Parking: **Garage; Triple**
 Driveway Finish:
 Dist. to Public Transit: **close** Dist. to School Bus: **close**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Legal: **LOT 20 BLOCK 34 CAPILANO ESTATES PLAN 9111**

Amenities: **Elevator, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Wet Bar**

Finished Floor (Main):	2,941	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,233	Main	Kitchen	19'11 x 15'6	Above	Walk-In Closet	6'1 x 8'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Wok Kitchen	11'11 x 8'1	Above	Walk-In Closet	6'1 x 8'3	Main	2
Finished Floor (Below):	2,941	Main	Family Room	20'3 x 17'10	Above	Walk-In Closet	5'8 x 5'2	Main	2
Finished Floor (Basement):	0	Main	Dining Room	13'0 x 18'7	Above	Walk-In Closet	6'2 x 5'4	Main	3
		Main	Living Room	20'8 x 18'7	Above	Walk-In Closet	5'5 x 4'10	Above	5
Finished Floor (Total):	8,115sq. ft.	Main	Foyer	13'8 x 17'8	Below	Bedroom	13'11 x 22'6	Above	3
Unfinished Floor:	0	Main	Office	15'6 x 13'4	Below	Wine Room	11'5 x 5'10	Above	3
Grand Total:	8,115sq. ft.	Main	Bedroom	12'6 x 11'3	Below	Media Room	19'3 x 18'3	Above	3
		Main	Flex Room	12'5 x 15'1	Below	Games Room	19'0 x 8'4	Below	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	20'1 x 18'6	Below	Utility	7'1 x 5'10	Below	2
		Above	Bedroom	14'11 x 11'6	Below	Recreation Room	33'11 x 18'7		
Suite:		Above	Bedroom	14'6 x 15'11	Below	Storage	17'8 x 14'8		
Basement: Fully Finished		Above	Bedroom	13'5 x 13'10	Below	Wine Room	10'4 x 9'4		
Crawl/Bsmt. Height: # of Levels: 3		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2 # of Rooms: 28		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

Stunning design with immense street appeal from this panoramic VIEW mansion! This nearly 8,200 square foot 3 level estate is sure to please offering gorgeous south facing views to Downtown Vancouver and Inner Harbour. Massive main level with access to large patio decks and outdoor infinity edge pool and hot tub, spacious kitchen and family room area with high end appliances and wok kitchen, main level bedroom plus office, elevator and 3 large sliding doors. The upper level boasts 4 large bedrooms with ensuite baths including a fabulous master spa like suite. The lower level has a large home theatre, extra bedroom, rec area and room for wine cellar and much more. A very private and tranquil mansion with all the bells and whistles!