



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3063629**  
Board: V  
House/Single Family

**3937 WESTRIDGE AVENUE**

West Vancouver  
Bayridge  
V7V 3H6

Residential Detached

**\$1,598,000** (LP)

(SP)



|                                                            |                                     |                                    |
|------------------------------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                                                 | If new, GST/HST inc?:               | Original Price: <b>\$1,598,000</b> |
| Meas. Type: <b>Feet</b>                                    | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>1961</b>    |
| Frontage(feet): <b>87.00</b>                               | Bathrooms: <b>3</b>                 | Age: <b>64</b>                     |
| Frontage(metres): <b>26.52</b>                             | Full Baths: <b>3</b>                | Zoning: <b>SFD</b>                 |
| Depth / Size:                                              | Half Baths: <b>0</b>                | Gross Taxes: <b>\$5,322.25</b>     |
| Lot Area (sq.ft.): <b>17,860.00</b>                        | Rear Yard Exp: <b>North</b>         | For Tax Year: <b>2024</b>          |
| Lot Area (acres): <b>0.41</b>                              | P.I.D.: <b>009-416-145</b>          | Tax Inc. Utilities?: <b>No</b>     |
| Flood Plain: <b>No</b>                                     | Tour:                               |                                    |
| View: <b>No :</b>                                          |                                     |                                    |
| Complex/Subdiv:                                            |                                     |                                    |
| First Nation Reserve:                                      |                                     |                                    |
| Services Connected: <b>Electricity, Natural Gas, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>                          | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas, Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **None, Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 6, BLOCK 13, PLAN VAP10299, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:  
Features:

|                            |                |             |             |                     |       |             |             |           |      |
|----------------------------|----------------|-------------|-------------|---------------------|-------|-------------|-------------|-----------|------|
| Finished Floor (Main):     | 2,016          | Floor       | Type        | Dimensions          | Floor | Type        | Dimensions  | Bathrooms |      |
| Finished Floor (Above):    | 0              | Main        | Living Room | 24' x13'4           | Below | Workshop    | 23'8 x 11'5 | Floor     | #Pcs |
| Finished Floor (AbvMain2): | 0              | Main        | Dining Room | 19'11 x12'4         |       |             | x           | Main      | 4    |
| Finished Floor (Below):    | 0              | Main        | Den         | 13'2 x13'           |       |             | x           | Main      | 3    |
| Finished Floor (Basement): | 1,557          | Main        | Kitchen     | 14'10 x9'7          |       |             | x           | Below     | 3    |
| Finished Floor (Total):    | 3,573sq. ft.   | Main        | Family Room | 21'2 x20'3          |       |             | x           |           |      |
| Unfinished Floor:          | 0              | Main        | Bedroom     | 14'9 x8'1           |       |             | x           |           |      |
| Grand Total:               | 3,573sq. ft.   | Main        | Bedroom     | 12'4 x10'5          |       |             | x           |           |      |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Below       | Utility     | 16'2 x9'8           |       |             | x           |           |      |
| Suite: <b>None</b>         |                | Below       | Laundry     | 16'8 x12'8          |       |             | x           |           |      |
| Basement: <b>Full</b>      |                | Below       | Storage     | 9'8 x6'11           |       |             | x           |           |      |
|                            |                | Below       | Bedroom     | 13'9 x7'11          |       |             | x           |           |      |
|                            |                | Below       | Bedroom     | 12'3 x11'10         |       |             | x           |           |      |
|                            |                | Below       | Workshop    | 24'2 x12'11         |       |             | x           |           |      |
| Crawl/Bsmt. Height:        | # of Levels: 2 | Manuf Type: |             | Registered in MHR?: |       | PAD Rental: |             |           |      |
| # of Kitchens: 1           | # of Rooms: 14 | MHR#:       |             | CSA/BCE:            |       | Maint. Fee: |             |           |      |
| ByLaw Restrictions:        |                |             |             |                     |       |             |             |           |      |

Listing Broker(s): **RE/MAX Select Properties**

**PLEASE DO NOT WALK ON PROPERTY! This is the lowest priced home between Capilano River & Horseshoe Bay! This large 3573 sq ft home is a project with great potential! Large 2 br & den or 3 br on main floor with kitchen looking over massive family room! Full bsmt to develop! Enjoy the large sundeck surrounded by mature trees and the soothing sound of Godman Creek that runs through property! PLEASE DO NOT WALK ON PROPERTY! Call your agent or LS for more details.**



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**Active**  
**R3069336**  
Board: V  
House/Single Family

**6080 EAGLERIDGE DRIVE**

West Vancouver  
Eagleridge  
V7W 1W9

Residential Detached

**\$2,575,000** (LP)   
(SP)



|                                                                     |                                     |                                    |
|---------------------------------------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                                                          | If new, GST/HST inc?:               | Original Price: <b>\$2,575,000</b> |
| Meas. Type: <b>Feet</b>                                             | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>1958</b>    |
| Frontage(feet): <b>127.00</b>                                       | Bathrooms: <b>2</b>                 | Age: <b>67</b>                     |
| Frontage(metres): <b>38.71</b>                                      | Full Baths: <b>2</b>                | Zoning: <b>RS3</b>                 |
| Depth / Size: <b>91</b>                                             | Half Baths: <b>0</b>                | Gross Taxes: <b>\$6,215.05</b>     |
| Lot Area (sq.ft.): <b>12,260.00</b>                                 | Rear Yard Exp:                      | For Tax Year: <b>2024</b>          |
| Lot Area (acres): <b>0.28</b>                                       | P.I.D.: <b>010-320-466</b>          | Tax Inc. Utilities?: <b>No</b>     |
| Flood Plain: <b>No</b>                                              |                                     | Tour:                              |
| View: <b>Yes: forest</b>                                            |                                     |                                    |
| Complex/Subdiv:                                                     |                                     |                                    |
| First Nation Reserve:                                               |                                     |                                    |
| Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>                                   | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas, Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Metal**

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

Total Parking: **4** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **LOT 1, BLOCK E, PLAN VAP7821, DISTRICT LOT 771, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLK F**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

|                            |                |             |                 |                     |       |             |            |           |      |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main):     | 1,128          | Floor       | Type            | Dimensions          | Floor | Type        | Dimensions | Bathrooms |      |
| Finished Floor (Above):    | 0              | Main        | Living Room     | 11'7 x 23'6         |       |             | x          | Floor     | #Pcs |
| Finished Floor (AbvMain2): | 0              | Main        | Dining Room     | 13'2 x 14'4         |       |             | x          | Main      | 3    |
| Finished Floor (Below):    | 1,658          | Main        | Family Room     | 15'4 x 16'1         |       |             | x          | Below     | 3    |
| Finished Floor (Basement): | 0              | Main        | Kitchen         | 16' x 16'           |       |             | x          |           |      |
|                            |                |             |                 | x                   |       |             | x          |           |      |
| Finished Floor (Total):    | 2,786sq. ft.   | Below       | Primary Bedroom | 15'9 x 12'9         |       |             | x          |           |      |
| Unfinished Floor:          | 0              | Below       | Bedroom         | 14' x 12'           |       |             | x          |           |      |
| Grand Total:               | 2,786sq. ft.   | Below       | Bedroom         | 14' x 11'5          |       |             | x          |           |      |
|                            |                | Below       | Bedroom         | 21' x 10'           |       |             | x          |           |      |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Below       | Laundry         | 9' x 5'8            |       |             | x          |           |      |
|                            |                | Below       | Office          | 11'6 x 7'10         |       |             | x          |           |      |
| Suite: <b>None</b>         |                |             |                 | x                   |       |             | x          |           |      |
| Basement: <b>None</b>      |                |             |                 | x                   |       |             | x          |           |      |
|                            |                |             |                 |                     |       |             |            |           |      |
| Crawl/Bsmt. Height:        | # of Levels: 2 | Manuf Type: |                 | Registered in MHR?: |       | PAD Rental: |            |           |      |
| # of Kitchens: 1           | # of Rooms: 10 | MHR#:       |                 | CSA/BCE:            |       | Maint. Fee: |            |           |      |
| ByLaw Restrictions:        |                |             |                 |                     |       |             |            |           |      |

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

**Modern post & beam Home, bright and airy, Vaulted ceilings, tastefully updated, Gourmet Kitchen, updated wood windows, numerous skylights, sun deck off the kitchen. Home offers privacy. Steps to Spirit trails, Golf Course, Orchard Restaurant and Gleneagle Elementary. Open house Saturday December 6 from 2 to 4**



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**Active**  
**R3044330**  
Board: V  
House/Single Family

## 520 HADDEN DRIVE

West Vancouver  
British Properties  
V7S 1G7

Residential Detached

**\$3,250,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,498,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1999**  
Frontage(feet): **130.00** Bathrooms: **5** Age: **26**  
Frontage(metres): **39.62** Full Baths: **4** Zoning: **RS3**  
Depth / Size: **163** Half Baths: **1** Gross Taxes: **\$14,600.67**  
Lot Area (sq.ft.): **21,294.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.49** P.I.D.: **009-678-051** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tile - Concrete**

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

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

Legal: **LOT 28, BLOCK 21, PLAN VAP9353, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

|                            |                |             |                 |                     |       |                 |              |           |      |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-----------------|--------------|-----------|------|
| Finished Floor (Main):     | 1,936          | Floor       | Type            | Dimensions          | Floor | Type            | Dimensions   | Bathrooms |      |
| Finished Floor (Above):    | 1,856          | Main        | Dining Room     | 14'10 x 10'9        | Above | Bedroom         | 16'11 x 17'0 | Floor     | #Pcs |
| Finished Floor (AbvMain2): | 0              | Main        | Living Room     | 14'10 x 15'9        | Above | Bedroom         | 11'5 x 13'0  | Main      | 2    |
| Finished Floor (Below):    | 1,960          | Main        | Kitchen         | 18'2 x 19'6         | Below | Games Room      | 14'4 x 14'6  | Above     | 5    |
| Finished Floor (Basement): | 0              | Main        | Eating Area     | 14'0 x 10'11        | Below | Recreation Room | 14'5 x 18'0  | Above     | 4    |
| Finished Floor (Total):    | 5,752sq. ft.   | Main        | Family Room     | 17'11 x 12'10       | Below | Gym             | 14'5 x 15'7  | Above     | 3    |
| Unfinished Floor:          | 0              | Main        | Office          | 10'9 x 11'5         | Below | Flex Room       | 9'10 x 8'6   | Below     | 3    |
| Grand Total:               | 5,752sq. ft.   | Main        | Laundry         | 8'7 x 12'0          | Below | Bar Room        | 14'10 x 7'5  |           |      |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Main        | Storage         | 5'10 x 11'0         | Below | Bedroom         | 11'11 x 10'9 |           |      |
| Suite:                     |                | Main        | Foyer           | 11'0 x 13'0         | Below | Flex Room       | 11'1 x 9'8   |           |      |
| Basement:Fully Finished    |                | Above       | Primary Bedroom | 15'1 x 19'8         | Below | Storage         | 11'3 x 7'4   |           |      |
|                            |                | Above       | Walk-In Closet  | 8'2 x 8'4           | Below | Storage         | 5'9 x 16'10  |           |      |
|                            |                | Above       | Bedroom         | 10'11 x 16'3        | Below | Utility         | 8'2 x 9'2    |           |      |
|                            |                | Above       | Bedroom         | 13'0 x 11'0         |       |                 | x            |           |      |
| Crawl/Bsmt. Height:        | # of Levels: 3 | Manuf Type: |                 | Registered in MHR?: |       | PAD Rental:     |              |           |      |
| # of Kitchens: 1           | # of Rooms: 25 | MHR#:       |                 | CSA/BCE:            |       | Maint. Fee:     |              |           |      |
| ByLaw Restrictions:        |                |             |                 |                     |       |                 |              |           |      |

Listing Broker(s): **The Partners Real Estate**

**The Partners Real Estate**

**Nestled in the desirable Lower BP area, this charming 3-storey home sits on an expansive 20,000+ sqft lot, offering exceptional privacy and peaceful surroundings. A level driveway leads you to a spacious 3-car garage with ample storage. Step inside to a welcoming foyer with an open ceiling design that floods the space with natural light. The well-built home showcases solid craftsmanship throughout. The spacious kitchen features an open-concept layout, seamlessly connecting to generous living and dining areas—perfect for entertaining family and guests. Come have a look!**





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**Active**  
**R3004138**  
Board: V  
House/Single Family

**1151 MILLSTREAM ROAD**

West Vancouver  
British Properties  
V7S 2C8

Residential Detached

**\$3,288,000** (LP)

(SP)



|                                     |                                                                     |                                    |
|-------------------------------------|---------------------------------------------------------------------|------------------------------------|
| Sold Date:                          | If new, GST/HST inc?:                                               | Original Price: <b>\$3,488,000</b> |
| Meas. Type: <b>Feet</b>             | Bedrooms: <b>6</b>                                                  | Approx. Year Built: <b>1988</b>    |
| Frontage(feet): <b>90.17</b>        | Bathrooms: <b>7</b>                                                 | Age: <b>37</b>                     |
| Frontage(metres): <b>27.48</b>      | Full Baths: <b>5</b>                                                | Zoning: <b>RS3</b>                 |
| Depth / Size:                       | Half Baths: <b>2</b>                                                | Gross Taxes: <b>\$14,093.69</b>    |
| Lot Area (sq.ft.): <b>17,047.23</b> | Rear Yard Exp:                                                      | For Tax Year: <b>2024</b>          |
| Lot Area (acres): <b>0.39</b>       | P.I.D.: <b>008-719-675</b>                                          | Tax Inc. Utilities?:               |
| Flood Plain:                        |                                                                     | Tour:                              |
| View: <b>Yes: Ocean</b>             |                                                                     |                                    |
| Complex/Subdiv:                     |                                                                     |                                    |
| First Nation Reserve:               |                                                                     |                                    |
| Services Connected:                 | <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                    |
| Sewer Type: <b>City/Municipal</b>   | Water Supply: <b>City/Municipal</b>                                 |                                    |

Style of Home: **3 Storey w/ Bsmt**  
Construction: **Brick, Concrete Frame, Frame - Wood**  
Exterior: **Brick, Concrete, Stucco**  
Foundation: **Concrete Block, Concrete Slab**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard, Rooftop Deck**  
Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 33 BLOCK 51 CAPILANO ESTATES EXTENSION NO. 14 PLAN 13284**

Amenities:

Site Influences: **Greenbelt, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

|                            |                |             |                 |                     |            |                 |             |            |      |
|----------------------------|----------------|-------------|-----------------|---------------------|------------|-----------------|-------------|------------|------|
| Finished Floor (Main):     | 1,050          | Floor       | Type            | Dimensions          | Floor      | Type            | Dimensions  | Bathrooms  |      |
| Finished Floor (Above):    | 3,200          | Main        | Living Room     | 32'9 x 24'9         | Abv Main 2 | Walk-In Closet  | 6'8 x 7'7   | Floor      | #Pcs |
| Finished Floor (AbvMain2): | 1,050          | Main        | Dining Room     | 12'4 x 23'7         | Abv Main 2 | Walk-In Closet  | 5'10 x 4'9  | Main       | 2    |
| Finished Floor (Below):    | 0              | Main        | Kitchen         | 25'0 x 20'9         | Below      | Recreation Room | 29'4 x 15'0 | Abv Main 2 | 5    |
| Finished Floor (Basement): | 0              | Main        | Foyer           | 12'2 x 17'2         | Below      | Wine Room       | 10'2 x 8'7  | Abv Main 2 | 4    |
| Finished Floor (Total):    | 5,300sq. ft.   | Abv Main 2  | Primary Bedroom | 22'1 x 15'0         | Below      | Storage         | 7'11 x 12'4 | Above      | 4    |
| Unfinished Floor:          | 0              | Abv Main 2  | Solarium        | 13'10 x 13'4        | Below      | Bedroom         | 11'5 x 17'2 | Above      | 4    |
| Grand Total:               | 5,300sq. ft.   | Abv Main 2  | Bedroom         | 11'5 x 17'2         | Below      |                 | x           | Below      | 4    |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Above       | Laundry         | 6'4 x 8'7           |            |                 | x           | Main       | 2    |
|                            |                | Above       | Bedroom         | 14'3 x 15'0         |            |                 | x           |            |      |
|                            |                | Above       | Bedroom         | 14'10 x 15'0        |            |                 | x           |            |      |
|                            |                | Above       | Bedroom         | 11'7 x 17'1         |            |                 | x           |            |      |
| Suite:                     |                | Above       | Walk-In Closet  | 5'7 x 3'11          |            |                 | x           |            |      |
| Basement:Fully Finished    |                | Main        | Walk-In Closet  | 4'8 x 4'5           |            |                 | x           |            |      |
| Crawl/Bsmt. Height:        | # of Levels: 3 | Manuf Type: |                 | Registered in MHR?: |            | PAD Rental:     |             |            |      |
| # of Kitchens: 1           | # of Rooms: 19 | MHR#:       |                 | CSA/BCE:            |            | Maint. Fee:     |             |            |      |
| ByLaw Restrictions:        |                |             |                 |                     |            |                 |             |            |      |

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

**Stonehaus Realty Corp.**

**Investor Alert or Family Dream - Millstream's Hidden Gem! Opportunity in West Van's in British Properties: 17,000+ sf lot on Millstream's famed "Street of Dreams," surrounded by \$18M+ estates. Listed well below assessed value, this 6BD/7BA, 5,300 sf home offers endless potential for investors or families ready to create a custom masterpiece. Elevated position captures expansive views; solid modern architecture invites renovation or reimagining. Potential for rooftop patio, firepit, pickleball court, pool, sauna, hot tub & more. A tranquil forest w/ trails & flowing stream brings peace & privacy. Near top schools & Hollyburn CC. Rare chance to build value, vision & legacy in one of West Van's most coveted enclaves. Opportunities like this are few and far between in this world-class location**



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**Active**  
**R3045892**  
Board: V  
House/Single Family

**1408 31ST STREET**

West Vancouver  
Altamont  
V7V 4P5

Residential Detached

**\$4,788,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,788,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2007**  
Frontage(feet): **132.00** Bathrooms: **6** Age: **18**  
Frontage(metres): **40.23** Full Baths: **5** Zoning: **RS2**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$18,122.53**  
Lot Area (sq.ft.): **18,084.00** Rear Yard Exp: **Southwest** For Tax Year: **2024**  
Lot Area (acres): **0.42** P.I.D.: **010-305-327** Tax Inc. Utilities?:  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: BURRARD INLET, NATURE, CITY**  
Complex/Subdiv: **Little 31st**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport & Garage**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT A, BLOCK A, PLAN VAP7885, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Shopping Nearby, Ski Hill Nearby, Waterfront Property**

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

|                                  |                |             |                     |              |                    |                 |              |           |      |
|----------------------------------|----------------|-------------|---------------------|--------------|--------------------|-----------------|--------------|-----------|------|
| Finished Floor (Main):           | 2,587          | Floor       | Type                | Dimensions   | Floor              | Type            | Dimensions   | Bathrooms |      |
| Finished Floor (Above):          | 1,626          | Main        | Foyer               | 13'6 x 16'9  | Above              | Walk-In Closet  | 6'2 x 10'1   | Floor     | #Pcs |
| Finished Floor (AbvMain2):       | 0              | Main        | Living Room         | 21'2 x 16'1  | Below              | Recreation Room | 25'7 x 14'11 | Main      | 6    |
| Finished Floor (Below):          | 1,607          | Main        | Dining Room         | 15'6 x 21'8  | Below              | Flex Room       | 21'7 x 15'9  | Main      | 2    |
| Finished Floor (Basement):       | 0              | Main        | Kitchen             | 16'9 x 12'5  | Below              | Utility         | 15'6 x 13'0  | Above     | 7    |
| Finished Floor (Total):          | 5,820sq. ft.   | Main        | Family Room         | 15'2 x 26'1  | Below              | Storage         | 17'8 x 8'7   | Above     | 4    |
| Unfinished Floor:                | 0              | Main        | Bedroom             | 14'1 x 13'2  | Below              | Wine Room       | 5'5 x 2'0    | Above     | 4    |
| Grand Total:                     | 5,820sq. ft.   | Main        | Primary Bedroom     | 22'0 x 17'9  |                    |                 | x            | Below     | 3    |
| Flr Area (Det'd 2nd Res):        | sq. ft.        | Main        | Laundry             | 8'4 x 8'8    |                    |                 | x            |           |      |
| Suite:                           |                | Above       | Bedroom             | 9'11 x 14'8  |                    |                 | x            |           |      |
| Basement: <b>Partly Finished</b> |                | Above       | Bedroom             | 12'3 x 12'3  |                    |                 | x            |           |      |
|                                  |                | Above       | Bedroom             | 15'0 x 15'11 |                    |                 | x            |           |      |
|                                  |                | Above       | Primary Bedroom     | 15'0 x 18'11 |                    |                 | x            |           |      |
|                                  |                | Above       | Walk-In Closet      | 10'8 x 10'7  |                    |                 | x            |           |      |
| Crawl/Bsmt. Height:              | # of Levels: 3 | Manuf Type: | Registered in MHR?: |              | PAD Rental:        |                 |              |           |      |
| # of Kitchens: 1                 | # of Rooms: 19 | MHR#:       | CSA/BCE:            |              | Maint. Fee: \$0.00 |                 |              |           |      |
| ByLaw Restrictions:              |                |             |                     |              |                    |                 |              |           |      |

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

**Experience coastal luxury in this stunning Altamont estate! Offering over 5,000 Sq. Ft. of refined living on an 18,084 Sq. Ft. lot, this residence features 6 beds and 6 baths. Dramatic ceilings, open-concept design, and walls of glass showcase panoramic views of the Burrard Inlet. Inside, hardwood, tile, granite, and quartz finishes pair with a chef's kitchen outfitted with Sub-Zero, Wolf, LG, and Frigidaire appliances plus Glacier Bay fixtures. Entertain with ease in the theatre room or private space with a second kitchen, then step outdoors to 1,200 Sq. Ft. of terraces, landscaped gardens, and a secluded pool. Complete with a garage, exceptional detailing, and a prime location near West Bay, Rockridge, Mulgrave, Collingwood, beaches, ski hills, and shops, this is West Vancouver living!**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3057580**

Board: V  
House/Single Family

**3295 WESTMOUNT ROAD**

West Vancouver  
Westmount WV  
V7V 3G5

Residential Detached

**\$5,788,888** (LP)

(SP)



|                                                                |                                     |                                    |
|----------------------------------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                                                     | If new, GST/HST inc?: <b>No</b>     | Original Price: <b>\$5,888,888</b> |
| Meas. Type: <b>Feet</b>                                        | Bedrooms: <b>6</b>                  | Approx. Year Built: <b>9999</b>    |
| Frontage(feet): <b>80.00</b>                                   | Bathrooms: <b>9</b>                 | Age: <b>999</b>                    |
| Frontage(metres): <b>24.38</b>                                 | Full Baths: <b>8</b>                | Zoning: <b>RS3</b>                 |
| Depth / Size:                                                  | Half Baths: <b>1</b>                | Gross Taxes: <b>\$9,212.29</b>     |
| Lot Area (sq.ft.): <b>21,144.00</b>                            | Rear Yard Exp:                      | For Tax Year: <b>2024</b>          |
| Lot Area (acres): <b>0.49</b>                                  | P.I.D.: <b>009-492-348</b>          | Tax Inc. Utilities?:               |
| Flood Plain:                                                   |                                     | Tour: <b>Virtual Tour URL</b>      |
| View: <b>Yes: Ocean View</b>                                   |                                     |                                    |
| Complex/Subdiv:                                                |                                     |                                    |
| First Nation Reserve:                                          |                                     |                                    |
| Services Connected: <b>Community, Electricity, Natural Gas</b> |                                     |                                    |
| Sewer Type:                                                    | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
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: **Torch-On**

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

Total Parking: **4** Covered Parking: **3** Parking Access:  
Parking: **Add. Parking Avail., Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **Closse**  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **LOT 12, BLOCK 10, PLAN VAP10133, PART N1/2, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

| Finished Floor (Main):     | 3,127          | Floor               | Type                | Dimensions  | Floor | Type            | Dimensions | Bathrooms  |
|----------------------------|----------------|---------------------|---------------------|-------------|-------|-----------------|------------|------------|
| Finished Floor (Above):    | 2,336          | Bsmt                | Games Room          | 0' x 0'     | Above | Primary Bedroom | 0' x 0'    | Floor #Pcs |
| Finished Floor (AbvMain2): | 0              | Bsmt                | Media Room          | 0' x 0'     | Above | Bedroom         | 0' x 0'    | Bsmt 3     |
| Finished Floor (Below):    | 0              | Bsmt                | Gym                 | 0' x 0'     | Above | Bedroom         | 0' x 0'    | Bsmt 3     |
| Finished Floor (Basement): | 2,651          | Bsmt                | Sauna               | 0' x 0'     | Above | Bedroom         | 0' x 0'    | Bsmt 3     |
| Finished Floor (Total):    | 8,114sq. ft.   | Bsmt                | Bedroom             | 0' x 0'     | Above | Laundry         | 0' x 0'    | Main 2     |
| Unfinished Floor:          | 0              | Bsmt                | Bedroom             | 0' x 0'     | Above | Study           | 0' x 0'    | Main 3     |
| Grand Total:               | 8,114sq. ft.   | Main                | Living Room         | 0' x 0'     |       |                 | x          | Above 3    |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Main                | Dining Room         | 0' x 0'     |       |                 | x          | Above 3    |
| Suite:                     |                | Main                | Office              | 0' x 0'     |       |                 | x          | Above 5    |
| Basement: Fully Finished   |                | Main                | Family Room         | 0' x 0'     |       |                 | x          | Above 4    |
|                            |                | Main                | Kitchen             | 0' x 0'     |       |                 | x          |            |
|                            |                | Main                | Nook                | 0' x 0'     |       |                 | x          |            |
|                            |                | Main                | Wok Kitchen         | 0' x 0'     |       |                 | x          |            |
| Crawl/Bsmt. Height:        | # of Levels: 3 | Manuf Type:         | Registered in MHR?: | PAD Rental: |       |                 |            |            |
| # of Kitchens: 2           | # of Rooms: 19 | MHR#:               | CSA/BCE:            | Maint. Fee: |       |                 |            |            |
|                            |                | ByLaw Restrictions: |                     |             |       |                 |            |            |

Listing Broker(s): **Salus Realty Inc**

**Court-Ordered Sale! Exceptional value in prestigious West Bay. Over 8,000 SF of contemporary design on a 21,144 SF lot with sweeping ocean views. This unfinished residence offers 6 bedrooms, 9 bathrooms, an elevator, sauna, radiant heat, and marble surfaces ready to be completed to the highest standards. Planned with an infinity pool, theatre room, games room, office, dog run, and triple-car garage and MUCH more. With too many features to list, this is a rare opportunity to personalize a world-class home in one of West Vancouver's premier neighborhoods. Majority completed but builder needed or can be supplied to finish the work. Estimated to take 3 months to complete. Customized options available.**





Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3049690**  
Board: V  
House/Single Family

**1065 GROVELAND ROAD**

West Vancouver  
British Properties  
V7S 1Z3

Residential Detached

**\$6,998,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,498,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**  
Frontage(feet): **149.86** Bathrooms: **6** Age: **9**  
Frontage(metres): **45.68** Full Baths: **5** Zoning: **SFD**  
Depth / Size: **277** Half Baths: **1** Gross Taxes: **\$42,552.40**  
Lot Area (sq.ft.): **25,970.00** Rear Yard Exp: **North** For Tax Year: **2024**  
Lot Area (acres): **0.60** P.I.D.: **009-912-088** Tax Inc. Utilities?:  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: Partial City & Ocean Views**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Torch-On**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: **Concrete**  
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: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 31, BLOCK 33, PLAN VAP8884, DISTRICT LOT CE, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, Pool; Outdoor, Storage**

Site Influences: **Central Location, Gated Complex, Private Setting, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Swimming Pool Equip., Wet Bar, Wine Cooler**

|                            |              |                |                 |              |                     |                 |               |           |      |
|----------------------------|--------------|----------------|-----------------|--------------|---------------------|-----------------|---------------|-----------|------|
| Finished Floor (Main):     | 2,939        | Floor          | Type            | Dimensions   | Floor               | Type            | Dimensions    | Bathrooms |      |
| Finished Floor (Above):    | 2,269        | Main           | Family Room     | 20'0 x 22'6  | Above               | Bedroom         | 13'0 x 11'3   | Floor     | #Pcs |
| Finished Floor (AbvMain2): | 0            | Main           | Living Room     | 18'8 x 17'9  | Above               | Bedroom         | 16'5 x 14'1   | Main      | 2    |
| Finished Floor (Below):    | 2,582        | Main           | Kitchen         | 17'6 x 20'5  | Above               | Walk-In Closet  | 4'8 x 6'0     | Main      | 3    |
| Finished Floor (Basement): | 0            | Main           | Wok Kitchen     | 15'1 x 7'8   | Above               | Laundry         | 14'6 x 5'7    | Above     | 4    |
| Finished Floor (Total):    | 7,790sq. ft. | Main           | Dining Room     | 17'0 x 14'7  | Below               | Media Room      | 18'8 x 21'11  | Above     | 3    |
| Unfinished Floor:          | 0            | Main           | Eating Area     | 12'10 x 11'9 | Below               | Recreation Room | 19'10 x 19'10 | Above     | 3    |
| Grand Total:               | 7,790sq. ft. | Main           | Foyer           | 13'7 x 12'0  | Below               | Games Room      | 17'9 x 14'1   | Above     | 3    |
| Flr Area (Det'd 2nd Res):  | sq. ft.      | Main           | Bedroom         | 11'6 x 12'2  | Below               | Gym             | 19'9 x 14'4   |           |      |
|                            |              | Main           | Walk-In Closet  | 15'3 x 14'4  | Below               | Bar Room        | 14'4 x 8'8    |           |      |
|                            |              | Main           | Walk-In Closet  | 7'0 x 4'11   | Below               | Wine Room       | 7'3 x 8'3     |           |      |
|                            |              | Above          | Primary Bedroom | 17'6 x 25'3  | Below               | Utility         | 12'2 x 10'3   |           |      |
|                            |              | Above          | Walk-In Closet  | 14'6 x 10'10 | Below               | Utility         | 14'11 x 13'9  |           |      |
|                            |              | Above          | Bedroom         | 11'10 x 11'8 | Below               | Storage         | 7'11 x 5'0    |           |      |
| Suite:                     |              | Manuf Type:    |                 |              | Registered in MHR?: |                 | PAD Rental:   |           |      |
| Basement:Fully Finished    |              | MHR#:          |                 |              | CSA/BCE:            |                 | Maint. Fee:   |           |      |
| Crawl/Bsmt. Height:        |              | # of Levels: 3 |                 |              |                     |                 |               |           |      |
| # of Kitchens: 2           |              | # of Rooms: 26 |                 |              | ByLaw Restrictions: |                 |               |           |      |

Listing Broker(s): **The Partners Real Estate**

**The Partners Real Estate**

**PERCHED UP on one of the nicest streets in the British Properties, this STUNNING CONTEMPORARY ESTATE leaves me SPEECHLESS. With car area in the front for 8 cars and 2 separate double garages, 1065 Groveland is 4 years old but feels like brand new! The main floor alone is almost 3000 square feet and the quality itself is felt as you enter the front door! AMAZING KITCHEN open concept as well as separate dining room and second kitchen makes this an ENTERTAINERS DREAM. Indoor and outdoor living that leads to the front deck with incredible INFINITY EDGE POOL. On OVER A 1/2 ACRE of private/flat land 8,800 sq.ft. of house (including both garages), 7,790 sq.ft. without garages, 6 luxurious bedrooms, 8 baths, huge media room and CITY VIEW POOL with SOUTHERN SUN EXPOSURE.**