



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
<http://www.mylyne.com>
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: \$1,598,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1961
Frontage(feet): 87.00	Bathrooms: 3	Age: 64
Frontage(metres): 26.52	Full Baths: 3	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,322.25
Lot Area (sq.ft.): 17,860.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.41	P.I.D.: 009-416-145	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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		
		Below	Laundry	16'8 x12'8			x		
		Below	Storage	9'8 x6'11			x		
		Below	Bedroom	13'9 x7'11			x		
Suite: None		Below	Bedroom	12'3 x11'10			x		
Basement: Full		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**

One of the best priced listings in West Van! This large 3573 sq ft home has great potential! Large 2 br & den or 3 br on main floor with massive family room off kitchen! Full bsmt to develop! Enjoy the large west facing 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
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: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
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: \$3,488,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1988
Frontage(feet): 90.17	Bathrooms: 7	Age: 37
Frontage(metres): 27.48	Full Baths: 5	Zoning: RS3
Depth / Size:	Half Baths: 2	Gross Taxes: \$14,093.69
Lot Area (sq.ft.): 17,047.23	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.39	P.I.D.: 008-719-675	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Ocean		
Complex/Subdiv:		
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: **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: **Balcny(s) Patio(s) Dck(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			x	Below	4
		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		
		Above	Walk-In Closet	5'7 x 3'11			x		
		Main	Walk-In Closet	4'8 x 4'5			x		
Suite:		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement: Fully Finished		MHR#:			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:		# of Levels: 3							
# of Kitchens: 1		# of Rooms: 19			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: Partly Finished		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!



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Active
R3057580
Board: V
House/Single Family

3295 WESTMOUNT ROAD

West Vancouver
Westmount WV
V7V 3G5

Residential Detached

\$5,888,888 (LP)

(SP)



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

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
		Main	Office	0' x 0'			x	Above 5
		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	
Suite:								
Basement: Fully Finished								
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.



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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		
Suite:		Main	Walk-In Closet	15'3 x 14'4	Below	Bar Room	14'4 x 8'8		
Basement:Fully Finished		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		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 26	MHR#:	CSA/BCE:		Maint. Fee:				
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.