



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
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Active
R2355596

Board: V
 House/Single Family

1124 HAYWOOD AVENUE

West Vancouver
 Ambleside
 V7T 1T9

Residential Detached

\$2,590,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,590,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1953**
 Depth / Size: Bathrooms: **3** Age: **66**
 Lot Area (sq.ft.): **8,720.00** Full Baths: **3** Zoning: **RS5**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$7,258.29**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-930-037**
 Tour:
 View: **Yes: Southern Water, UBC, Lions Gate**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **Community**

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

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

Metered Water:

Total Parking: **5** Covered Parking: **3** Parking Access:
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 13, PLAN VAP7446, PART NE1/4, DISTRICT LOT 1051, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 22'0	Below	Bedroom	11'0 x 10'9			x
Main	Dining Room	10'3 x 18'8			x			x
Main	Kitchen	12'0 x 11'4			x			x
Main	Master Bedroom	13'5 x 12'0			x			x
Main	Bedroom	11'3 x 12'0			x			x
Below	Living Room	13'0 x 22'0			x			x
Below	Dining Room	11'0 x 8'10			x			x
Below	Kitchen	9'5 x 8'2			x			x
Below	Storage	3'1 x 11'0			x			x
Below	Bedroom	11'4 x 10'4			x			x

Finished Floor (Main):	1,509	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,529	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	3,038 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	3,038 sq. ft.	Basement: Full	6				
		Beds not in Basement: 4	7				
			8				

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

Amazing Southern views of The Georgia Straight, UBC, Lions Gate Bridge & mountains in the USA! in This very private, bright & spacious, 2 level, 3,038 sqft, 4 bedroom, 3 full bathroom family home on a South facing 8,720 sqft lot on a quiet street in a prime West Van, Ambleside location. Original owner, first time on the market!-Fenced & grass backyard perfect for kids to play. Colorful garden areas. Lane access w/existing detached 3 car garage +2 parking spots. NEWER: roof, double windows & A/C, SS appliances, 2 gas fireplaces, beautiful original hardwood. Golden opportunity to Build your home or move in to what this lovely residence already has to offer. Close to Ambleside beach/shopping, Seawall, Cypress Mountain, Kay Meek Art Centre, walking distance to schools.



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Active
R2371098
Board: V
House/Single Family

5132 ALDERFEILD PLACE

West Vancouver
Upper Caulfeild
V7W 2W7

Residential Detached

\$2,790,000 (LP)

(SP)



Sold Date: Frontage (feet): **73.00** Original Price: **\$2,790,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**
 Depth / Size: **175/IRR** Bathrooms: **3** Age: **39**
 Lot Area (sq.ft.): **10,365.00** Full Baths: **3** Zoning: **RS-10**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,076.15**
 Rear Yard Exp: **East** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **007-239-220**
 Tour:

View: **Yes: SPECTACULAR CITY AND OCEAN**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 32, BLOCK 4, PLAN VAP17968, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'4 x 14'11	Above	Bedroom	11'5 x 10'9			x
Main	Kitchen	13' x 10'4			x			x
Main	Dining Room	17'2 x 11'2			x			x
Main	Family Room	19'1 x 13'10			x			x
Main	Foyer	14'9 x 11'11			x			x
Main	Laundry	9'3 x 5'8			x			x
Above	Master Bedroom	14'11 x 12'10			x			x
Above	Walk-In Closet	8'2 x 6'2			x			x
Above	Bedroom	10'11 x 10'			x			x
Above	Bedroom	12'11 x 11'6			x			x

Finished Floor (Main): 1,495	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 1,116	# of Kitchens: 1	1	Main	3	No	
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	Yes	
Finished Floor (Basement): 0	Suite:	3	Above	4	No	
Finished Floor (Total): 2,611 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 2,611 sq. ft.	Basement: None	6				
	Beds not in Basement: 4	7				

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

Beautiful 4 bedroom, 3 bathroom family home with fabulous ocean and city views. Situated on a large 10,000 square foot lot at the end of a quiet cul-de-sac, this home offers wonderful open plan living and functional layout on two levels, and features a large entertainment sized deck over the views. Just steps to the Caulfeild Shopping Centre and Rockridge School and easy access to Vancouver. A very exclusive opportunity in a desirable family neighbourhood.



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Active
R2370510
Board: V
House/Single Family

1370 OTTABURN ROAD

West Vancouver
British Properties
V7S 2K1

Residential Detached

\$2,999,999 (LP)

(SP)



Sold Date: Frontage (feet): **32.00** Original Price: **\$3,135,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2015**
 Depth / Size: **207** Bathrooms: **8** Age: **4**
 Lot Area (sq.ft.): **16,245.00** Full Baths: **7** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,250.79**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-975-762**
 Tour:

View: **Yes: CORRIDOR OCEAN AND CITY**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**

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

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

Legal: **LOT 1, PLAN BCP41588, DISTRICT LOT 1093, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	18'4 x 17'8	Main	Kitchen	21'2 x 12'0	Bsmt	Family Room	20'0x 14'11
Above	Den	8'9 x 10'2	Main	Eating Area	9'3 x 12'4			x
Above	Bedroom	12'3 x 12'11	Main	Laundry	14'5 x 7'5			x
Above	Bedroom	15'9 x 11'10	Bsmt	Bedroom	13'3 x 22'1			x
Above	Bedroom	14'5 x 14'4	Bsmt	Bedroom	13'1 x 18'9			x
Main	Foyer	17'1 x 13'3	Bsmt	Games Room	20'5 x 29'11			x
Main	Family Room	18'2 x 18'9	Bsmt	Flex Room	14'5 x 19'5			x
Main	Living Room	24'11 x 16'2	Bsmt	Laundry	10'10 x 5'3			x
Main	Dining Room	13'3 x 15'10	Bsmt	Kitchen	6'3 x 11'6			x
Main	Office	14'6 x 10'3	Bsmt	Eating Area	11'0 x 10'1			x

Finished Floor (Main): **2,378**
 Finished Floor (Above): **2,170**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **3,066**
 Finished Floor (Total): **7,614 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **7,614 sq. ft.**

of Rooms: **21**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **4**
 Basement: **Full**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Royal LePage Westside**

Royal LePage Westside

Enjoy peekaboo ocean views from this expansive custom designed and built home at the end of a private cul-de-sac. Over 7600 sq ft of living space on three levels featuring 6 large bedrooms (each with ensuites), 2 additional washrooms, gourmet kitchen, private fitness studio, games room, and 2 laundry rooms. Walnut flooring on all levels, radiant heating plus air conditioning. Large west facing decks from rear of home. Many, many extras await you when viewing this home. Electronically gated driveway entrance, 3 car garage, plus additional on-site parking. Walking distance to the local public schools.



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Active
R2371308
Board: V
House/Single Family

2271 FULTON AVENUE

West Vancouver
Dundarave
V7V 1T7

Residential Detached

\$3,588,000 (LP)

(SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$3,798,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**
 Depth / Size: **126** Bathrooms: **6** Age: **1**
 Lot Area (sq.ft.): **6,804.00** Full Baths: **4** Zoning: **RS5**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$8,605.87**
 Rear Yard Exp: **North** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **011-165-677**
 Tour: **Virtual Tour URL**

View: **Yes: peekaboo water views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 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: **No** :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT B, BLOCK 4, PLAN VAP5398, PART E1/2, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 18**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 12'0	Above	Bedroom	11'7 x 10'11			x
Main	Dining Room	13'1 x 12'5	Below	Recreation	15'2 x 12'10			x
Main	Kitchen	17'4 x 11'5	Below	Media Room	17'2 x 11'10			x
Main	Eating Area	10'0 x 15'5	Below	Flex Room	16'0 x 9'4			x
Main	Family Room	16'2 x 15'5	Below	Bedroom	12'4 x 10'8			x
Main	Laundry	10'6 x 7'2	Below	Living Room	17'3 x 10'10			x
Main	Foyer	15'2 x 5'11	Below	Kitchen	13'6 x 10'4			x
Above	Master Bedroom	15'11 x 13'2	Below	Bedroom	12'4 x 11'8			x
Above	Walk-In Closet	10'10 x 8'2	Below	Walk-In Closet	8'2 x 5'4			x
Above	Bedroom	11'10 x 9'7	Below	Bedroom	11'8 x 10'4			x

Finished Floor (Main):	1,495	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,076	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	2,073	# of Levels: 3	2	Main	1	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,644 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Below	4	No	Grg Dr Ht:
Grand Total:	4,644 sq. ft.	Basement: None	6	Below	4	No	
		Bed not in Basement: 6	7				
			8				

Listing Broker(s): **Angell Hasman (E.Christiansen)**

This gorgeous home is situated in the middle of Ambleside and Dundarave on a quiet street. An incredible plan with soaring ceilings in the great room kitchen/nook/family room with folding doors opening to a level back hard and fully heated casita. Offering 4,644 sq. ft. of living space, 4 bedrooms in the main house, a fully self-contained 2 bedroom suite, hardwood floors and views of the water. Features include radiant heating, air conditioning, incredible kitchen appliances (gas and induction cooktops), dog shower and too much more to list. An amazing home in an absolutely incredible neighbourhood.



Presented by:
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Active
R2384184

Board: V
House/Single Family

1115 CHARTWELL CRESCENT

West Vancouver
Chartwell
V7S 2P7

Residential Detached

\$3,600,000 (LP)

(SP)



Sold Date: Frontage (feet): **124.87** Original Price: **\$3,600,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1966**
 Depth / Size: **143.34IRR** Bathrooms: **4** Age: **53**
 Lot Area (sq.ft.): **16,416.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$9,007.83**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2018**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **009-020-667**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 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: **:**
 Floor Finish: **Hardwood**

Legal: **LOT 1, BLOCK 46, PLAN VAP11873, DISTRICT LOT CE #7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 15'5	Below	Dining Room	15'2 x 8'0			x
Main	Dining Room	19'8 x 13'2	Below	Kitchen	16'1 x 9'2			x
Main	Eating Area	9'0 x 8'0	Below	Bedroom	21'5 x 12'3			x
Main	Kitchen	14'6 x 14'2	Below	Utility	6'0 x 5'9			x
Main	Wok Kitchen	9'7 x 9'0			x			x
Main	Bedroom	11'4 x 10'0			x			x
Above	Master Bedroom	16'8 x 13'5			x			x
Above	Bedroom	10'2 x 9'8			x			x
Above	Bedroom	14'8 x 10'0			x			x
Below	Living Room	18'9 x 13'1			x			x

Finished Floor (Main): **1,648**
 Finished Floor (Above): **984**
 Finished Floor (Below): **1,272**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,904 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,904 sq. ft.**

of Rooms: **14**
 # of Kitchens: **3**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Fully Finished**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, 3 level updated home in desirable Chartwell neighborhood. Home features living room with fireplace, family room with access to backyard, wok kitchen, bedroom on main floor, 3 bedrooms up. Lower level includes a one bedroom suite, living room, fireplace. Allow time for showings. Open House Sunday, June 30 from 2 - 4 pm