



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

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KW ELITE REALTY
KELLERWILLIAMS

Active
R2423471
Board: V
House/Single Family

6555 NELSON AVENUE

West Vancouver
Horseshoe Bay WV
V7W 2A5

Residential Detached

\$1,348,800 (LP)

(SP) 



Sold Date: Frontage (feet): **102.00** Original Price: **\$1,348,800**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1970**
Depth / Size: **121** Bathrooms: **2** Age: **50**
Lot Area (sq.ft.): **11,103.00** Full Baths: **2** Zoning: **RD2**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$5,238.00**
Rear Yard Exp: **West** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **006-012-205**
Tour:
View: **Yes: OCEAN WATER VIEW + MTNS**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Other, Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Torch-On, Wood**

Reno. Year: **2005**
R.I. Plumbing:
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., Carport; Multiple**

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

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

Legal: **LOT B, BLOCK 31, PLAN VAP11829, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS 27 & 28**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 12'	Above	Patio	10' x 10'			x
Main	Dining Room	15'4 x 9'6	Below	Foyer	13' x 7'4			x
Main	Kitchen	15'7 x 9'6	Below	Storage	10'6 x 8'			x
Main	Family Room	15'8 x 12'6			x			x
Main	Den	15'4 x 7'4			x			x
Main	Laundry	3' x 3'			x			x
Main	Patio	21'5 x 20'			x			x
Above	Master Bedroom	15'4 x 14'6			x			x
Above	Bedroom	12'2 x 7'6			x			x
Above	Bedroom	12' x 9'6			x			x

Finished Floor (Main): **1,087**
Finished Floor (Above): **741**
Finished Floor (Below): **251**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,079 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,079 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Part**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **20'X21'**
Grg Dr Ht:

Listing Broker(s): **Royal LePage - Wolstencroft**

COURT ORDER SALE. Court available call L/S. SCHEDULE "A" REQUIRED WITH ALL OFFERS. Awesome View Home! Only 10 minute walk to Horseshoe Bay Village and the Ocean. Over 11,000 sq.ft. PRIVATE LOT with several patios and outdoor terraced hide away's. Great for personal entertaining. If you want a home with "A REAL WEST COAST FEEL" and it's own style; This is a MUST SEE!! Several updates through the years including kitchen with granite, main bath, windows, roof, air conditioner plus much more. RD2 Zoning allows for Duplex redevelopment, detached secondary suites and more, subject to city requirements & approvals. Invest now and in your future! Call L/S for more info. (Consider a roof top deck for a bigger view). See listing "documents" for more info!!



Presented by:
Nicky Tu PREC*

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Active
R2452119

Board: V
House/Single Family

107 GLENMORE DRIVE

West Vancouver
Glenmore
V7S 1A9

Residential Detached

\$2,198,000 (LP)

(SP)



Sold Date:	Frontage (feet):	134.00	Original Price: \$2,198,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1964
Depth / Size: 133 IRR	Bathrooms:	3	Age: 56
Lot Area (sq.ft.): 12,943.00	Full Baths:	3	Zoning: RS3
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,578.74
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 004-709-632
			Tour:

View: **Yes: Mountains**

Complex / Subdiv:

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

Sewer Type:

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

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding, Visitor Parking**

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: **LOT 2, BLOCK C, PLAN VAP9088, DISTRICT LOT 603, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 1, & DL 604 & 806**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Pantry, Security System, Swimming**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Below	Media Room	19' x 10'8			x
Main	Dining Room	11'9 x 10'9			x			x
Main	Kitchen	12' x 10'			x			x
Main	Nook	12' x 12'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	12'6 x 10'7			x			x
Main	Bar Room	11'6 x 9'6			x			x
Below	Bedroom	15' x 10'6			x			x
Below	Flex Room	7'6 x 7'2			x			x
Below	Laundry	22' x 13'6			x			x
Finished Floor (Main):	1,496	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:	
Finished Floor (Below):	1,098	# of Levels: 2	2	Main	4	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	3	Main	3	No	Pool:	
Finished Floor (Total):	2,594 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:	
Grand Total:	2,594 sq. ft.	Basement: None	6					
		Beds not in Basement: 3	7					
			8					

Listing Broker(s): **Behroyan & Associates Real Estate Services**

Tastefully updated 3 bedroom, 3 bathroom Glenmore home with an outdoor swimming pool and mountain views! Enjoy a double glazed windows, kitchen with granite countertops and stainless steel appliances as well as fresh paint throughout this home. New aluminum fencing to ensure the safety of children and pets. Take pleasure in a peaceful setting with hiking trails and a park just steps away. Only 20 minutes from downtown and walking distance to Collingwood School. Court ordered sale.



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Active
R2433318
Board: V
House/Single Family

1055 ELVEDEN ROW

West Vancouver
British Properties
V7S 1Y7

Residential Detached

\$2,498,800 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,548,800**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1967**
Depth / Size: **0.00** Bathrooms: **5** Age: **53**
Lot Area (sq.ft.): **17,850.00** Full Baths: **5** Zoning: **RS3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,647.14**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-691-171**
Tour: **Virtual Tour URL**

View: **No**
Complex / Subdiv: **British Properties**
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: **Brick, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **No**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **Yes: Foreclosure**
Fixtures Rmvd: **Yes: Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP9302 LT 46 BLK 36 DL CE #1 LD 36. GROUP 1.**

Amenities: **None**

Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'4 x 5'4	Above	Walk-In Closet	12' x 5'	Below	Recreation	20'5x 14'9
Main	Living Room	21'8 x 17'11	Above	Walk-In Closet	10'2 x 7'1	Below	Bedroom	10'8x 9'5
Main	Living Room	15'2 x 10'6	Above	Bedroom	13'8 x 10'7	Below	Utility	9'11x 6'5
Main	Dining Room	16'1 x 13'1	Above	Bedroom	12' x 10'6	Below	Kitchen	13'7x 9'2
Main	Kitchen	15'6 x 10'5	Above	Bedroom	12' x 11'8	Below	Storage	10'4x 6'3
Main	Wok Kitchen	10' x 14'11	Above	Bedroom	10'5 x 10'2	Below	Gym	20'10x 9'8
Main	Eating Area	9'10 x 9'8	Above	Walk-In Closet	4'11 x 3'11			x
Main	Family Room	18' x 15'10	Above	Other	6' x 6'			x
Main	Other	6' x 6'	Above	Other	6' x 6'			x
Above	Master Bedroom	16'10 x 15'6	Above	Other	6' x 6'			x

Finished Floor (Main): **1,741**
Finished Floor (Above): **1,474**
Finished Floor (Below): **1,230**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,445 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,445 sq. ft.**

of Rooms: **26**
of Kitchens: **3**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Fully Finished**

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

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

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

R2433318. Foreclosure Property. Listed for \$2,548,800 This 4445 sq. ft. British Properties Home has 6 bedrooms & 5 Bathrooms and is located on a 17,850 sq. ft. lot. Private location with Golf course, shopping, recreation & skiing nearby. Laser Measured & Virtual & Drone Toured. Please call for more information.



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Active
R2430162
Board: V
House/Single Family

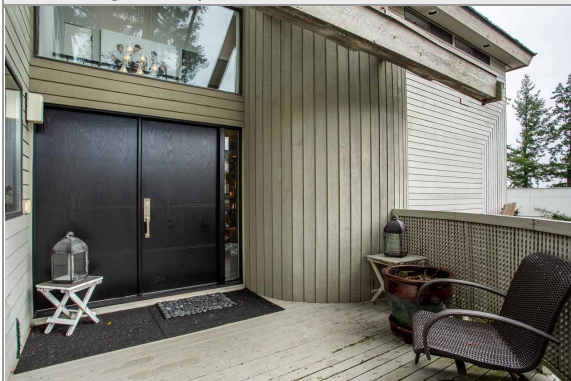
5132 ALDERFEILD PLACE

West Vancouver
Upper Caulfeild
V7W 2W7

Residential Detached

\$3,288,000 (LP)

(SP)



Sold Date:	Frontage (feet):	73.00	Original Price: \$3,288,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1980
Depth / Size: 175	Bathrooms:	3	Age: 40
Lot Area (sq.ft.): 10,365.00	Full Baths:	3	Zoning: RS-10
Flood Plain:	Half Baths:	0	Gross Taxes: \$8,192.05
Rear Yard Exp:			For Tax Year: 2019
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: **Community**

Sewer Type:

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

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

Metered Water:

Total Parking: 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: :
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			x			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	Master Bedroom	14'11 x 12'10			x			x
Main	Walk-In Closet	8'2 x 6'2			x			x
Main	Bedroom	10'11 x 10'			x			x
Main	Bedroom	12'11 x 11'6			x			x
Main	Bedroom	11'5 x 10'9			x			x

Finished Floor (Main):	1,495	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,116	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,611 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,611 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **Sutton Group Showplace Realty**

Immaculate 2 sty detached offers a dramatic entry with huge skylights and stone walls, nestled at the end of a quiet cul-de-sac. Commanding second to none with jaw dropping city and ocean views spanning from Mount Baker to the Gulf Islands. Enjoy this brilliant residence with its fantastic open floor plan that opens out to a huge south facing entertainment sundeck facing the incredible views. The pride of ownership will immediately capture the eye as this property is immaculate in every way. One of the excellent investment property not to be missed ! Or custom develop your very own dreamed home on this exclusive property. Just steps to Rockridge High School, Caulfeild Village, and recreational amenities - walking trails, parks, tennis, shopping. This gorgeous property must not be missed!



Presented by:
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Active
R2428783

Board: V
House/Single Family

1380 CAMMERAY ROAD

West Vancouver
Chartwell
V7S 2N3

Residential Detached

\$3,498,000 (LP)

(SP)



Sold Date:	Frontage (feet):	81.00	Original Price: \$3,898,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1982
Depth / Size:	Bathrooms:	5	Age: 38
Lot Area (sq.ft.): 12,066.00	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$15,078.13
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-163-021
			Tour:

View: **Yes: City View**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

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

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

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

Legal: **LOT 20, PLAN VAP17167, DISTRICT LOT 1103, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'11 x 9'6	Above	Bedroom	13'3 x 13'2			x
Main	Living Room	22'3 x 15'3	Above	Bedroom	13'4 x 11'1			x
Main	Dining Room	15'11 x 11'1	Above	Bedroom	12'9 x 11'11			x
Main	Kitchen	19'6 x 14'1	Below	Games Room	15'11 x 14'11			x
Main	Family Room	17'7 x 15'10	Below	Bar Room	14'5 x 5'11			x
Main	Laundry	9'7 x 9'1	Below	Sauna	7'3 x 6'9			x
Above	Master Bedroom	18'11 x 18'9	Below	Recreation	29'2 x 13'8			x
Above	Walk-In Closet	8'4 x 4'11	Below	Utility	7'9 x 6'0			x
Above	Walk-In Closet	6'11 x 6'2	Below	Bedroom	14'2 x 13'1			x
Above	Bedroom	11'10 x 10'9			x			x

Finished Floor (Main): **1,426**
Finished Floor (Above): **1,665**
Finished Floor (Below): **1,476**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,567 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,567 sq. ft.**

of Rooms: **19**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Full, Fully Finished**

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

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

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

STUNNING tudor home almost fully renovated on a private cul-de-sac in a GREAT NEIGHBOURHOOD. The renovation is very well done and it's a WONDERFUL 6 bedroom WITH A PERFECTLY level BACKYARD offering lots of sunshine with a south facing backyard. If you are looking for a great house, solid VIEW in a great area you need to have a look at 1380 Cammeray Road.



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KELLERWILLIAMS

Active
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Board: V
House/Single Family

1588 PINECREST DRIVE

West Vancouver
Canterbury WV
V7S 3E8

Residential Detached

\$3,590,000 (LP)

(SP)



Sold Date:	Frontage (feet):	134.00	Original Price: \$3,590,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1993
Depth / Size:	Bathrooms:	6	Age: 27
Lot Area (sq.ft.): 14,025.00	Full Baths:	5	Zoning: SF
Flood Plain:	Half Baths:	1	Gross Taxes: \$14,080.60
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 014-577-208
			Tour:

View: **Yes: City, Ocean, Lions Gate Bridge**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Metered Water:

Total Parking: **6** Covered Parking: **3** 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, Mixed, Tile**

Legal: **LOT 50, BLOCK 52, PLAN VAP22343, DISTRICT LOT CE #22, GROUP 1, NEW WESTMINSTER LAND DISTRICT, RP 19638 EP 19639 EP 19640**

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

Site Influences: **Golf Course Nearby, Private Yard**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'0 x 6'8	Below	Walk-In Closet	8'3 x 6'10	Bsmt	Utility	17'10x 4'11
Main	Living Room	24'0 x 19'0	Below	Bedroom	17'6 x 14'8			x
Main	Dining Room	16'10 x 16'8	Bsmt	Bedroom	21'0 x 13'8			x
Main	Kitchen	22'6 x 21'0	Bsmt	Bedroom	17'4 x 14'10			x
Main	Family Room	18'8 x 15'0	Bsmt	Games Room	18'0 x 10'0			x
Main	Mud Room	12'6 x 7'5	Bsmt	Recreation	19'5 x 14'6			x
Below	Master Bedroom	31'10 x 31'0	Bsmt	Storage	11'8 x 6'8			x
Below	Walk-In Closet	8'0 x 7'7	Bsmt	Storage	7'10 x 3'6			x
Below	Bedroom	11'7 x 6'11	Bsmt	Bar Room	16'0 x 4'11			x
Below	Laundry	17'6 x 9'2	Bsmt	Office	13'0 x 11'8			x

Finished Floor (Main):	2,172	# of Rooms: 21	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,132	# of Levels: 3	2	Below	6	Yes	Workshop/Shed:
Finished Floor (Basement):	1,974	Suite:	3	Below	3	Yes	Pool:
Finished Floor (Total):	6,278 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	Yes	Garage Sz:
		Beds in Basement: 2	5	Bsmt	3	Yes	Grg Dr Ht:
		Basement: Full, Fully Finished	6	Bsmt	3	No	
			7				
			8				

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

PRICED TO SELL & COURT ORDER SALE! Remodelled and re-landscaped WITH VERY LARGE OCEAN VIEW amazing sitting on a large 14,025 sq ft lot. This 3 level home offers 5 beds and 6 baths with a beautiful ocean and city view. COMPLETELY RENOVATED open concept kitchen, dining and family room luxurious spaces. Elegant new flooring throughout, freshly painted throughout and new and stylish bathrooms that will surely please. SUN DRENCHED, flat back yard offering a gorgeous pool and hot tub with extensive decks, perfect for family entertaining and parties. Short distance to recreation centre, shopping and the glorious West Vancouver seawall. Walking distance to catchment schools Chartwell Elementary and Sentinel Secondary. Mins drive to private Collingwood School Junior and Senior campuses. MUST SEE!



Presented by:
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Active
R2436087
Board: V
House/Single Family

1482 CHIPPENDALE ROAD

West Vancouver
Canterbury WV
V7S 3G6

Residential Detached

\$4,098,000 (LP)

(SP)



Sold Date:	Frontage (feet):	73.00	Original Price: \$4,180,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1997
Depth / Size:	Bathrooms:	6	Age: 23
Lot Area (sq.ft.): 12,238.00	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	2	Gross Taxes: \$24,336.19
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 017-731-593
			Tour:

View: **Yes: Ocean & City**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

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

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

Metered Water:

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.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 20, PLAN LMP3868, DISTRICT LOT 1103, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 12'	Main	Bedroom	14' x 11'			x
Main	Eating Area	12' x 10'	Main	Bedroom	14' x 12'			x
Main	Family Room	17' x 13'	Below	Bedroom	14' x 13'			x
Main	Dining Room	16' x 16'	Below	Bedroom	14' x 11'			x
Main	Living Room	19' x 18'	Below	Recreation	23' x 20'			x
Main	Den	12' x 12'	Below	Storage	15' x 7'			x
Main	Master Bedroom	19' x 15'			x			x
Main	Walk-In Closet	10' x 7'			x			x
Main	Den	17' x 11'			x			x
Main	Flex Room	11' x 9'			x			x

Finished Floor (Main):	2,122	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,724	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,122	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	7	Yes	Pool:
Finished Floor (Total):	5,968 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5	Above	3	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished	6	Below	5	Yes	
Grand Total:	5,968 sq. ft.		7				
			8				

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

Ideally situated in the prestigious area of Canterbury, this perfect ~6,000 sq/ft family home boasts panoramic ocean, downtown Vancouver and Stanley park views. Large living and dining areas connect to the massive chef's kitchen, eating area and family room with expanded outdoor living due to huge patios. Relax in your incredibly large master bedroom with attached den, master en-suite and absolutely stunning southern views. Two more large bedrooms up, both with en-suites. Downstairs includes two sizeable bedrooms and gigantic recreation room that walks out into the flat, grassy backyard. Other features include: A/C, 3 car garage & tons of storage. Minutes to recreation, shopping, parks, trails, top public and private schools.