



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 Beds not in Basement: 4	5				Grg Dr Ht:	
Grand Total:	3,038 sq. ft.	Basement: Full	6					
			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.Open Sat May 4th 2-4pm



Presented by:
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Active
R2310762

Board: V
House with Acreage

1449 SANDHURST PLACE

West Vancouver
Chartwell
V7S 2P4

Residential Detached

\$3,498,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$5,098,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1974
Depth / Size:	Bathrooms: 0	Age: 45
Lot Area (sq.ft.): 19,025.00	Full Baths: 0	Zoning: SFD
Flood Plain: No	Half Baths: 0	Gross Taxes: \$12,214.12
Rear Yard Exp:		For Tax Year: 2018
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 008-870-110
		Tour:
View:	Yes: City & Water Views	
Complex / Subdiv:	Chartwell	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(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: **2 blocks** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **PL VAP12621 LT 36 BLK 50 LD 36. DISTRICT LOT CE #12, GROUP 1.**

Amenities: **Garden, Pool; Indoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	14' x 11'	Main	Bedroom	13' x 12'			x
Above	Living Room	26' x 16'	Main	Foyer	19' x 11'			x
Above	Dining Room	15' x 12'	Main	Games Room	26' x 12'			x
Above	Nook	11' x 9'	Main	Laundry	10' x 8'			x
Above	Master Bedroom	14' x 13'	Below	Recreation	23' x 10'			x
Above	Den	18' x 14'	Below	Sauna	9' x 6'			x
Above	Storage	21' x 8'	Below	Wok Kitchen	13' x 10'			x
Above	Walk-In Closet	9' x 6'	Below	Other	50' x 27'			x
Main	Bedroom	13' x 12'			x			x
Main	Bedroom	14' x 12'			x			x

Finished Floor (Main): 1,600	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,800	# of Kitchens: 2	1				Barn:
Finished Floor (Below): 1,800	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 5,200 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 5,200 sq. ft.		7				
		8				

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

Sutton Group-West Coast Realty

Welcome to 1449 Sandhurst Place, one of the most sought after streets in West Vancouver. This huge 19,025sqft VIEW lot is awaiting your dream home building plans. This lot boasts incredible City & Water VIEWS & with a little landscaping the VIEWS could be even better. The lot also benefits from being at the end of a cul-de-sac, so it's extremely private & quiet. This is an incredible opportunity to build your own private mansion. Multiple neighboring homes have sold in the \$7M - \$15M range, so now is your opportunity to live in this prestigious neighborhood.*Please note, this is a court ordered sale*, *Property must sell asap!* Open House Sat March 16th 2-4pm.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2338937

Board: V
House/Single Family

928 GROVELAND ROAD

West Vancouver
British Properties
V7S 1Z1

Residential Detached

\$5,500,000 (LP)

(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$8,898,000
Meas. Type: Feet	Bedrooms:	8	Approx. Year Built: 2017
Depth / Size:	Bathrooms:	8	Age: 2
Lot Area (sq.ft.): 13,795.00	Full Baths:	6	Zoning: RS3
Flood Plain:	Half Baths:	2	Gross Taxes: \$13,498.97
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-206-657
			Tour:
View:	Yes: ocean & city		
Complex / Subdiv:			
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:			

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Metal, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **6**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal**

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: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Other**

Legal: **LOT 48, BLOCK 30, PLAN VAP8984, DISTRICT LOT CE, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Ski Hill Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 10'7	Main	Foyer	14'11 x 9'2	Below	Recreation	28'1x 15'2
Main	Kitchen	32'0 x 16'9	Above	Master Bedroom	14'0 x 13'8	Below	Bar Room	15'1x 6'0
Main	Wok Kitchen	10'2 x 6'2	Above	Dressing Room	12'9 x 11'10	Below	Wine Room	7'6x 2'7
Main	Eating Area	14'10 x 8'8	Above	Bedroom	13'10 x 10'1	Below	Bedroom	13'2x 9'6
Main	Dining Room	17'6 x 10'9	Above	Bedroom	13'11 x 11'3	Below	Bedroom	12'7x 12'2
Main	Family Room	32'7 x 17'3	Above	Bedroom	12'10 x 9'1	Below	Games Room	31'9x 15'1
Main	Laundry	9'3 x 7'10	Above	Bedroom	19'11 x 14'6	Below	Media Room	17'1x 11'9
Main	Mud Room	5'9 x 5'3	Above	Laundry	6'8 x 5'9	Below	Storage	7'4x 4'2
Main	Walk-In Closet	4'5 x 4'0	Below	Bedroom	23'5 x 9'5			x
Main	Office	12'8 x 9'11	Below	Walk-In Closet	5'1 x 4'11			x

Finished Floor (Main): **2,846**
Finished Floor (Above): **2,142**
Finished Floor (Below): **2,999**
Finished Floor (Basement): **0**
Finished Floor (Total): **7,987 sq. ft.**

Unfinished Floor: **0**
Grand Total: **7,987 sq. ft.**

of Rooms: **28**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **8**
Basement: **Full, Fully Finished**

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	Below	3	Yes
7	Below	3	Yes
8	Below	2	No

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

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

This new luxury estate residence is located in West Vancouver's ultra-exclusive & most prestigious British Properties enclave boasting spectacular South Facing views of the City & Ocean. Featuring an impressive European Classic exterior & beautiful landscape the home boasts a truly majestic presence. Offering approx. 8667 sq. ft. of spacious living, 8 bedrooms, 8 bathrooms, entertainment-sized formal living & dining rooms, gourmet kitchen & generous family room with direct walk-out access to a poolside terrace with fireside lounge & swimming pool. Additional features include Home theatre, Nanny accommodation, CONTROL 4, Smart Home automation, air-conditioning & every luxury feature you would expect. All offers Subject to Supreme Court Approval