



Presented by:
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Active
R2556670
 Board: V
 House/Single Family

4783 WESTWOOD PLACE

West Vancouver
 Cypress Park Estates
 V7S 3C1

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,999,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2022**
 Depth / Size: Bathrooms: **8** Age: **0**
 Lot Area (sq.ft.): **29,407.00** Full Baths: **7** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$6,142.52**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: **No** P.I.D.: **005-287-316**
 Tour:

View: **Yes: Ocean**

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: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

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

Metered Water:

Total Parking: **8** Covered Parking: **4** Parking Access:
 Parking: **Garage; Single, 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 9, BLOCK 3, PLAN VAP21001, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 884**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 28'3	Above	Walk-In Closet	14'6 x 7'6	Below	Laundry	12'4 x 12'0
Main	Dining Room	13'3 x 22'0	Above	Walk-In Closet	10'0 x 7'6	Below	Utility	10'0 x 10'0
Main	Family Room	20'0 x 23'0	Above	Mud Room	8'0 x 13'6	Below	Bedroom	16'6 x 13'0
Main	Kitchen	23'2 x 19'0	Above	Den	13'4 x 13'4	Below	Walk-In Closet	5'6 x 8'3
Main	Eating Area	14'8 x 17'2	Above	Foyer	15'9 x 12'9	Below	Walk-In Closet	5'6 x 8'3
Main	Wok Kitchen	9'2 x 11'10	Below	Recreation	33'6 x 22'8	Below	Bedroom	15'6 x 11'8
Main	Bedroom	13'2 x 15'0	Below	Bar Room	18'0 x 12'8	Below	Walk-In Closet	5'4 x 7'8
Above	Master Bedroom	16'6 x 28'0	Below	Games Room	30'4 x 16'8			x
Above	Walk-In Closet	12'2 x 9'0	Below	Gym	14'0 x 23'0			x
Above	Master Bedroom	20'8 x 18'0	Below	Bedroom	13'0 x 17'0			x

Finished Floor (Main):	3,418	# of Rooms: 27	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	3,314	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	4,217	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	6	Yes	Pool:
Finished Floor (Total):	10,949 sq. ft.	Crawl/Bsmt. Height:	4	Above	7	Yes	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5	Below	3	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6	Below	3	Yes	
Grand Total:	10,949 sq. ft.		7	Below	3	Yes	
			8	Below	3	Yes	

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

Amazing PRICE FOR 30,000 square foot lot located on a private cul-de-sac steps to life and Caulfeild Centre. There has been a large amount of work that has been done to build a large substantial home on this lot - or if you want to be more modest....totally up to you. Plans for 11,000 house have already been submitted and approved by the district of West Vancouver. Extensive amounts of work have already been done to create a very level building site with large retaining walls. Having sold something close to this for around this same price/same lot size, at \$1,999,000 this is something you need to look at!!!