



Presented by:
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Active
R2079677
 Board: V
 House/Single Family

940 YOUNETTE DRIVE
 West Vancouver
 Sentinel Hill
 V7T 1S9

Residential Detached
\$5,850,000 (LP)
 (SP)



Sold Date: Frontage (feet): **123.00** Original Price: **\$5,850,000**
 Depth / Size (ft.): **100 x 133 x** Bedrooms: **4** Approx. Year Built: **1950**
 Lot Area (sq.ft.): **13,498.00** Bathrooms: **3** Age: **66**
 Flood Plain: Full Baths: **3** Zoning: **SFD**
 Rear Yard Exp: **South** Half Baths: **0** Gross Taxes: **\$8,069.13**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?:
 P.I.D.: **010-857-991**
 Tour: **Virtual Tour URL**

View: **Yes: Top 5 View in Vancouver**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Other		
Exterior: Other	Dist. to Public Transit:		
Foundation: Concrete Perimeter	Dist. to School Bus:		
Rain Screen:	Reno. Year:	Title to Land: Freehold NonStrata	
Renovations: Partly	R.I. Plumbing:	Seller's Interest: Registered Owner	
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	PAD Rental:		
Water Supply: City/Municipal	Fixtures Leased: No		
Fuel/Heating: Other	Fixtures Rmvd: :		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Other			

Legal: **PL VAP6634 LT 5 BLK 5 DL 1049 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'7 x 9'10	Below	Bedroom	14'1 x 9'6			x
Main	Living Room	24'1 x 14'5	Below	Den	10'2 x 9'3			x
Main	Dining Room	15'1 x 10'2	Below	Laundry	8'2 x 6'7			x
Main	Kitchen	14'4 x 12'8	Below	Utility	15' x 10'			x
Main	Family Room	19'11 x 14'8	Below	Workshop	19'10 x 18'4			x
Main	Solarium	18'6 x 9'5			x			x
Main	Master Bedroom	18'3 x 15'1			x			x
Below	Recreation	24'2 x 14'			x			x
Below	Bedroom	14' x 13'2			x			
Below	Bedroom	14'1 x 10'			x			

Finished Floor (Main): 2,061	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 1,399	Suite:	3	Below	4	No	Pool:
Finished Floor (Total): 3,460 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 635	Beds in Basement: 0	5				Door Height:
Grand Total: 4,095 sq. ft.	Beds not in Basement: 4	6				
	Basement: Full, Fully Finished	7				
		8				

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

First time offered in over 45 years. This trophy property offers world class close-in views of Vancouver's most photographed scenery- Mount Baker, the entire downtown skyline, Stanley Park and Vancouver harbour....a world class view! The 13,500 square foot south side lot offers the largest view frontage on Sentinel Hill- 128 feet! Everything you want for your dream property- a completely flat driveway, supreme privacy, unobstructed views, a view from every room in your new house, no telephone wires and sunny southside exposure. 4,100 sq.ft. , 2 levels, 4-5 bedrooms family style home has been updated and meticulously maintained but value is in the land. Properties like these are rarely available so make sure you book a viewing on this once in a lifetime opportunity. A Golden Investment.