



Presented by:

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Active
R2164895

Board: V
House/Single Family

975 AUBENEAU CRESCENT

West Vancouver
Sentinel Hill
V7T 1T4

Residential Detached

\$4,298,000 (LP)
(SP)



| | | | |
|------------------------------------|--|--------------|------------------------------------|
| Sold Date: | Frontage (feet): | 60.00 | Original Price: \$4,298,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1970 |
| Depth / Size: 143 | Bathrooms: | 4 | Age: 47 |
| Lot Area (sq.ft.): 8,580.00 | Full Baths: | 3 | Zoning: SFD |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: \$7,162.05 |
| Rear Yard Exp: Southwest | | | For Tax Year: 2016 |
| Approval Req?: | | | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | | P.I.D.: 010-837-248 |
| | | | Tour: Virtual Tour URL |
| View: | Yes: Unobstructed Water View | | |
| Complex / Subdiv: | | | |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer, Water | | |

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

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

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:

Legal: **PL VAP6634 LT 12 BLK 2 DL 1049 LD 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|--------------|-------|------|------------|
| Main | Living Room | 19'5 x 13'0 | Below | Study | 11'3 x 7'7 | | | x |
| Main | Dining Room | 13'1 x 14'8 | Below | Bedroom | 12'11 x 10'4 | | | x |
| Main | Kitchen | 16'1 x 11'4 | | | | | | x |
| Main | Foyer | 18'3 x 13'4 | | | | | | x |
| Main | Laundry | 6'7 x 5'7 | | | | | | x |
| Above | Master Bedroom | 15'0 x 11'6 | | | | | | x |
| Above | Walk-In Closet | 9'7 x 5'1 | | | | | | x |
| Above | Den | 15'6 x 9'9 | | | | | | x |
| Below | Recreation | 22'11 x 11'7 | | | | | | x |
| Below | Bedroom | 10'10 x 8'2 | | | | | | x |

| | | | | | | | | | | | | |
|----------------------------|----------------------|-----------------------|-------------|------|--------------|----------|-------------|-------------|----------|----------|-----------|--|
| Finished Floor (Main): | 1,131 | # of Rooms: | 12 | Bath | 1 | Floor | Main | # of Pieces | 2 | Ensuite? | No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
| Finished Floor (Above): | 648 | # of Kitchens: | 1 | 2 | Main | 4 | No | | | | | |
| Finished Floor (Below): | 753 | # of Levels: | 3 | 3 | Above | 6 | Yes | | | | | |
| Finished Floor (Basement): | 0 | Suite: | | 4 | Below | 4 | No | | | | | |
| Finished Floor (Total): | 2,532 sq. ft. | Crawl/Bsmt. Height: | | 5 | | | | | | | | |
| Unfinished Floor: | 0 | Beds in Basement: | 0 | 6 | | | | | | | | |
| Grand Total: | 2,532 sq. ft. | Basement: | Full | 7 | | | | | | | | |
| | | Beds not in Basement: | 3 | 8 | | | | | | | | |

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

Sentinel Hill Contemporary Masterpiece. 3000 sq.ft. 3 bdrm 3 level stylish modern home completely renovated to perfection. Completely private 8,580 sq.ft. west facing property features one of the most dramatic westerly water views you will ever find...all day sunshine stunning sunsets. Enjoy Vancouver's most unique paradise...Sentinel Hill a longtime favorite location for its easy proximity to Vancouver and world class views. You will love the new kitchen vaulted ceilings skylights connecting living dining room overlooking jaw dropping views. Master Suite on top floor, cozy home office w/ BI cabinets, 2 extra bdrms, family room down and level walk out to summer kitchen covered dining area w/ lap pool and level yard. Bonus 2 car garage w/ guest accommodation. You will love this home.