

Presented by:  
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West Vancouver, Sentinel Hill Residential Detached  
**875 ESQUIMALT AV, V7T 1J9** MLS# V1062296 **Active**



List Price: \$1,598,000

Complex/Subdiv: Sentinel Hill Ambleside

Frontage: 86.19 ft	Bedrooms: 5	PID: 010-815-414
Depth/Size: 128	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 10345.00	Full Baths: 3	Approx Yr Blt: 1948
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 66
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,704 (2013)
Flood Plain:	Zoning: SFD	

View: Y - Downtown, Harbour and Westerly Water Islands  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Multiple	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tar & Gravel		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP6735 LT 15 BLK 3 DL 1048 LD 36 GROUP 1.  
 Amenities:  
 Site Influences: Private Setting, Recreation Nearby, Shopping Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	11'8 X 5'1	Below	Butlers Pantry	10'10 X 6'			X
Main F.	Living Room	20'1 X 15'10	Below	Laundry	23'3 X 12'11			X
Main F.	Dining	12'1 X 10'7	Below	Workshop	12'8 X 5'1			X
Main F.	Kitchen	15'1 X 9'1	Below	Storage	22'1 X 12'10			X
Main F.	Bedroom	15'1 X 13'1			X			X
Main F.	Bedroom	12'1 X 10'1			X			X
Main F.	Bedroom	13'1 X 10'1			X			X
Above	Master Bedroom	15'2 X 11'8			X			X
Above	Bedroom	13'2 X 10'			X			
Below	Recreation Room	29'6 X 15'4			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,510	Total # Rooms: 14	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 590	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 667	Finished Levels: 3	3 3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,767	Basement Area: Fully Finished	5
		6
Unfinished Floor: 834	Suite:	7
Grand Total Floor Area: 3,601		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Sentinel Hill with Panoramic City and Water Views. This is the perfect renovation project or build your dream home on this 10,345 sq.ft. private northside lot. Spacious 3,600 sq.ft. 5 bdrm home on 3 levels. Many updates over the years including high quality double glazed windows. Completely flat and private backyard, beautiful gardens. Just a few minutes drive to Lions Gate Bridge, Park Royal and schools. Very well priced in this very desirable location.