

Presented by:  
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West Vancouver, Sentinel Hill Residential Detached  
**818 YOUNETTE DR, V7T 1S9** **MLS# V1103861** **Active**



List Price: \$1,780,000

Complex/Subdiv:

Frontage: 85.00 ft	Bedrooms: 4	PID: 009-306-544
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 12129.00	Full Baths: 3	Approx Yr Blt: 1965
Rear Yard Exp:	Half Baths: 0	Age at List Date: 50
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,956 (2014)
Flood Plain:	Zoning: SFD	

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

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

Legal: PL VAP10711 LT 11 BLK 5 DL 1048 LD 36  
 Amenities:  
 Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	17'5 X 6'11	Below	Nook	12'4 X 10'5			X
Main F.	Living Room	20'7 X 15'8	Below	Den	19'11 X 15'5			X
Main F.	Family Room	12'7 X 10'8	Below	Kitchen	16'10 X 9'10			X
Main F.	Dining	10'8 X 10'3	Below	Bedroom	12'6 X 11'5			X
Main F.	Kitchen	15'8 X 12'2	Below	Utility	6'5 X 3'8			X
Main F.	Master Bedroom	15'8 X 12'1			X			X
Main F.	Walk-In Closet	8'1 X 6'2			X			X
Main F.	Bedroom	11'8 X 11'3			X			X
Main F.	Bedroom	11'8 X 11'3			X			X
Below	Recreation Room	22'6 X 20'6			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,640	Total # Rooms:	15
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,634	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,274	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	35	Suite:	7
Grand Total Floor Area:	3,309		8

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

Sensational Sentinel Hill with city and harbour view. 3-4 bedrooms, 3,300 square feet 2 level home. Spacious open floor plan. Sunny 12,129 sq.ft. lot. Well maintained, great renovation project, holding property or build your dream estate in this very desirable Sentinel Hill location. Easy driveway. Few blocks walk from Ridgeview Elementary School. First showings on Thursday 10-12 and Sunday 2-4. All offers if any to be presented on Monday, 3 PM, February 16th.