



Presented by:
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Active
R2261662
 Board: V
 House/Single Family

2342 WESTHILL DRIVE
 West Vancouver
 Westhill
 V7S 2Z5

Residential Detached
\$4,698,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **80.00** Original Price: **\$3,999,800**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1981**
 Depth / Size: **150** Bathrooms: **4** Age: **37**
 Lot Area (sq.ft.): **12,023.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$9,585.95**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **004-541-839**
 Tour: _____

View: **Yes: PANORAMIC OCEAN VIEW**
 Complex / Subdiv: _____
 Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Rain Screen: _____ Renovations: Partly # of Fireplaces: 3 Fireplace Fuel: Electric Water Supply: City/Municipal Fuel/Heating: Hot Water, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard Type of Roof: Wood	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Dist. to Public Transit: _____ Title to Land: Freehold NonStrata Dist. to School Bus: _____ Property Disc.: Yes PAD Rental: _____ Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: _____
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Legal: **PL VAP18095 LT 15 DL 1104 LD 36 GROUP 1.**

Amenities: _____

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 14'	Above	Bedroom	11' x 11'			x
Main	Kitchen	12' x 9'	Below	Media Room	20'3 x 13'			x
Main	Dining Room	14'8 x 11'	Below	Recreation	17'7 x 13'2			x
Main	Eating Area	10'4 x 9'3	Below	Bedroom	19'8 x 12'			x
Main	Family Room	17'3 x 14'7	Below	Solarium	23'7 x 13'5			x
Main	Foyer	9'4 x 7'6			x			x
Main	Laundry	9'5 x 6'6			x			x
Above	Master Bedroom	19' x 14'2			x			x
Above	Bedroom	15'8 x 14'4			x			
Above	Bedroom	11' x 11'			x			

Finished Floor (Main): 1,487 Finished Floor (Above): 1,387 Finished Floor (Below): 1,200 Finished Floor (Basement): 0 Finished Floor (Total): 4,074 sq. ft.	# of Rooms: 15 # of Kitchens: 1 # of Levels: 3 Suite: _____ Crawl/Bsmt. Height: _____ Beds in Basement: 0 Beds not in Basement: 5 Basement: Fully Finished	Bath 1 Main 2 No 2 Above 5 Yes 3 Above 5 No 4 Below 3 No 5 6 7 8	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
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Listing Broker(s): **Royal Pacific Realty Corp.** **Royal LePage Sussex-Tom Hassan**

Spectacular ocean views - from Lions Gate Bridge, downtown, Stanley Park to UBC and West oceans. Completely renovated & meticulously maintained Tudor style home on fantastic private south side lot w/walkout bsmt of 10ft high ceiling. 4 bedrooms up including a huge master with updated 5 pcs luxurious ensuite. Spacious living area & stunning large sundeck off the full length of the main floor. Lots of updates: new kitchen with granite counters & Miele appliances, New H/W floors, New Bathrooms, New painting inside and outside, New wood roof, New heated driveway and too much more to list. The lower floor opens out to the very private level expansive lawn & features recreation room, games room, hobby room & exercise room. Exceptional value in this prestigious neight just minutes to Collingwood.