



Presented by:

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**Active**
R2804270Board: V
House/Single Family**919 YOUNETTE DRIVE**

West Vancouver

Sentinel Hill

V7T 1T1

Residential Detached

\$3,950,000 (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$3,950,000**Meas. Type: **Feet**Bedrooms: **5**Approx. Year Built: **1994**Frontage(feet): **86.00**Bathrooms: **5**Age: **29**Frontage(metres): **26.21**Full Baths: **4**Zoning: **MF**Depth / Size: **110**Half Baths: **1**Gross Taxes: **\$10,479.29**Lot Area (sq.ft.): **9,160.00**Rear Yard Exp: **North**For Tax Year: **2022**Lot Area (acres): **0.21**P.I.D.: **010-834-222**Tax Inc. Utilities?: **No**

Flood Plain:

Tour: **Virtual Tour URL**View: **: Harbour, City, Bridge Views**Complex/Subdiv: **Sentinel Hill**

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

Water Supply: **City/Municipal**Style of Home: **2 Storey w/ Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**Parking: **Garage; Double**Driveway Finish: **Paving Stone**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Wall/Wall/Mixed**Legal: **LOT 6, BLOCK 4, PLAN VAP6634, DISTRICT LOT 1049, GROUP 1, NEW WESTMINSTER LAND DISTRICT, N 3/4 DL 1049**

Amenities:

Site Influences: **Central Location, Private Yard**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,981
Finished Floor (Above):	780
Finished Floor (AbvMain2):	0
Finished Floor (Below):	885
Finished Floor (Basement):	0
Finished Floor (Total):	3,646sq. ft.
Unfinished Floor:	0
Grand Total:	3,646sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.

Suite:
Basement: **Fully Finished, Part**Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **16**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Foyer	14'1 x 12'8	Below	Bedroom	13'2 x 11'5	Floor #Pcs
Main	Living Room	17'7 x 14'9	Below	Recreation Room	17'4 x 16'8	Main 2
Main	Dining Room	14'1 x 12'8	Below	Utility	12'6 x 7'5	Main 5
Main	Kitchen	12'11 x 12'9			x	Above 4
Main	Eating Area	12'8 x 8'4			x	Above 4
Main	Family Room	16'8 x 12'10			x	Below 4
Main	Primary Bedroom	16'1 x 13'11			x	
Main	Walk-In Closet	10'10 x 6'5			x	
Main	Den	11' x 9'8			x	
Main	Laundry	7'10 x 6'			x	
Above	Bedroom	11'1 x 10'9			x	
Above	Bedroom	11' x 10'4			x	
Above	Bedroom	12'11 x 11'9			x	

Manuf Type:
MHR#:Registered in MHR?:
CSA/BCE:PAD Rental:
Maint. Fee:

ByLaw Restrictions:

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

Sentinel Hill Executive 5 bedroom home with views of the city, Lions Gate Bridge and harbour. First time offered for sale, this 3,646 sq.ft. home is located on a private and flat 9,160 sq.ft. lot. Almost 2000 sq.ft. on the main floor with oversized entertainment sized rooms including cathedral ceilings in living room/dining room, connecting kitchen and family room, primary bedroom, den. Upstairs you will find 3 bedrooms perfect for teenagers and lower level features recreation room, 5th bedroom and access to the 2 car garage. Meticulously maintained this house is ready to move in and enjoy all the benefits of living in this highly desirable neighbourhood. Private backyard with patio and flat grass area, level driveway and located on western part of Younette. A must see.