

Presented by:  
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West Vancouver, Sentinel Hill Residential Detached  
**961 YOUNETTE DR, V7T 1T1** **MLS# V1029770**  
**Active**



List Price: \$2,198,000

Complex/Subdiv:

Frontage: 98.00 ft	Bedrooms: 5	PID: 010-834-184
Depth/Size: 110 x 85 x 1	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 8285.00	Full Baths: 3	Approx Yr Blt: 1940
Rear Yard Exp:	Half Baths: 1	Age at List Date: 73
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,325 (2012)
Flood Plain:	Zoning: SFD	

View: Y - Panoramic city, bridge, harbour, Van Island view  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Grge/Double Tandem	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Wall/Wall/Mixed		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: Wood, Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP6634 LT 4 BLK 4 DL 1049 LD 36 GROUP 1, N 3/4 DL 1049.  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'3 X 14'0	Main F.	Mud Room	5'9 X 3'4			X
Main F.	Family Room	20'8 X 13'3	Above	Master Bedroom	15'10 X 12'4			X
Main F.	Dining	11'11 X 11'5	Above	Dressing Room	5'10 X 4'9			X
Main F.	Den	12'11 X 8'10	Above	Bedroom	14'1 X 9'8			X
Main F.	Eating Area	10'3 X 6'11	Above	Bedroom	13'0 X 9'7			X
Main F.	Kitchen	11'1 X 10'3	Above	Walk-In Closet	9'7 X 2'11			X
Main F.	Bedroom	13'7 X 13'0						X
Main F.	Laundry	8'3 X 6'3						X
Main F.	Bedroom	11'6 X 11'2						X
Main F.	Entrance Hall	7'10 X 4'9						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,933	Total # Rooms: 16	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 941	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 2,874	Basement Area: None	5
		6
Unfinished Floor: 1,361	Suite:	7
Grand Total Floor Area: 4,235		8

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

1st time offered in 50 years. Trophy property with world class close-in views of Vancouver's most photographed scenery. Mount Baker, the entire downtown skyline, Stanley Park & Siwash Rock, Lions Gate Bridge, Point Grey and Van Island. One of the first properties to be built on Sentinel Hill by the Younette family. Family plan, 4 bdrms, 4,235 sq.ft., 3 levels with 3 bedrooms up. Main floor features: living, dining, kitchen, family room, den, guest bedroom and solarium. Lower level partly finished. One of very few properties on Sentinel Hill that features a flat yard. Well maintained with many updates over the years. Live in as is, renovate more or build your dream home...you will never want to move from this incredible location