



Presented by:

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Active
R3068864

Board: V
House with Acreage

753 KEITH ROAD

West Vancouver
Sentinel Hill
V7T 1M2

Residential Detached

\$3,750,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,750,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1943
Frontage(feet): 160.60	Bathrooms: 2	Age: 82
Frontage(metres): 48.95	Full Baths: 1	Zoning: RS-3
Depth / Size: 160x162.8x18	Half Baths: 1	Gross Taxes: \$12,304.00
Lot Area (sq.ft.): 27,442.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.63	P.I.D.: 009-952-837	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Parital City View		
Complex/Subdiv: Sentinel Hill		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/ Bsmt.	Total Parking: 4	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Block	Dist. to School Bus: 6 Blocks	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Wood	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Hot Water	Rain Screen:	Fixtures Rmvd: No	
Outdoor Area: Patio(s)	Metered Water: Yes		
Type of Roof: Asphalt	R.I. Plumbing:	Floor Finish: Wall/Wall/Mixed	

Legal: **LOT 2, PLAN VAP8727, PART SW1/4, DISTRICT LOT 1047, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,735	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	8' x7'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'6 x15'7			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	13'2 x10'8			x	Below 2
Finished Floor (Basement):	923	Main	Kitchen	19' x9'5			x	
Finished Floor (Total):	2,658sq. ft.	Main	Pantry	7'11 x7'4			x	
Unfinished Floor:	642	Main	Den	13'6 x11'2			x	
Grand Total:	3,300sq. ft.	Main	Primary Bedroom	14'4 x12'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'8 x11'10			x	
Suite:		Main	Mud Room	9' x4'7			x	
Basement: Fully Finished		Bsmt	Recreation Room	19' x15'1			x	
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Bedroom	15'3 x11'8			x	
# of Kitchens: 2	# of Rooms: 13	Bsmt	Kitchen	12' x7'10			x	
		Bsmt	Utility	18'7 x15'10			x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Sentinel Hill Development Opportunity! First time on the market in 40+ years, this 27,442 sq. ft. gently sloping lot offers city views and rare subdivision potential with RS-3 zoning and 160 ft. of frontage, allowing for the creation of two building lots. With neighbouring properties already approved under CD-1 and CD-51, there is strong potential for comprehensive development zoning. The existing 1953-built, 4-bedroom, 2-level bungalow is fully livable, well-maintained, and can be renovated or rented while planning your project. Just minutes to Lions Gate Bridge and Park Royal, this is an exceptional offering in one of West Vancouver's most connected locations. All development opportunities subject to District of West Vancouver approval.