



Presented by:
Tom Hassan
 Royal LePage Sussex - Tom Hassan
 Phone: 604-809-9777
<http://www.tomhassan.com>
tomhassan@gmail.com

Active **R2441554** **980 AUBENEAU CRESCENT** Residential Detached
 Board: V West Vancouver **\$3,198,000** (LP)
 House/Single Family Sentinel Hill **(SP)**
 V7T 1T5



Sold Date: Frontage (feet): **80.00** Original Price: **\$3,198,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1948**
 Depth / Size: **116** Bathrooms: **4** Age: **72**
 Lot Area (sq.ft.): **9,218.00** Full Baths: **4** Zoning: **RS-5**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$9,463.45**
 Rear Yard Exp: **West** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-371-176**
 Tour:
 View: **Yes: Panoramic Westerly Water**
 Complex / Subdiv: **Sentinel Hill**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **3** Covered Parking: **1** Parking Access: **Front, Rear**
 Construction: **Frame - Wood** Parking: **Garage; Single**
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: **2014** Property Disc.: **Yes**
 Renovations: **Addition, Partly** R.I. Plumbing: PAD Rental:
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: **Wood** Metered Water: **Y** Fixtures Rmvd: **:**
 Water Supply: **City/Municipal** Floor Finish: **Wall/Wall/Mixed**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Fibreglass**

Legal: **LOT 6, BLOCK 6, PLAN VAP7695, DISTRICT LOT 1048, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1049**

Amenities:

Site Influences: **Cul-de-Sac**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'5 x 10'11	Below	Utility	14'11 x 11'5			x
Main	Living Room	19'7 x 14'1	Below	Utility	12' x 3'1			x
Main	Kitchen	9'8 x 10'						x
Main	Master Bedroom	18'7 x 12'6						x
Main	Bedroom	15'2 x 10'5						x
Main	Den	9' x 7'						x
Below	Family Room	20' x 13'8						x
Below	Kitchen	9'8 x 8'7						x
Below	Bedroom	13'4 x 11'9						x
Below	Bedroom	13'4 x 11'9						x

Finished Floor (Main):	1,446	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	1,156	# of Levels:	2	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Below	3	Yes	Pool:
Finished Floor (Total):	2,602 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Grg Dr Ht:
Grand Total:	2,602 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

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

Jaw dropping water views on top of Sentinel Hill. One of the best westerly views in West Van w/ unobstructed water views from Stanley Park to Lighthouse Park. Located on a private and quiet cul-de-sac entered off of Sentinel Drive. Property fronts 2 streets and overlooks greenbelt which provides this unique view. A Golden investment. Enter completely flat driveway on 9,200 sq.ft. land w/ 80 frontage to maximize water views from basement and main level. Well maintained and renovated with additions, this 3 bdrm home can easily be moved into as is or build your dream home as surrounding new homes range from \$6-8 Million. One neighbour even sold their lot for \$6M at the peak of the market. Sentinel Hill is minutes away from Lions Gate Bridge, shopping and top schools. One of a Kind!