



Presented by:

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Active
R2441554

Board: V
House/Single Family

980 AUBENEAU CRESCENT

West Vancouver
Sentinel Hill
V7T 1T5

Residential Detached

\$3,198,000 (LP)
(SP)



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.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Addition, Partly**
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Fibreglass**

Reno. Year: **2014**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water: **Y**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front, Rear**
Parking: **Garage; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

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			x
Main	Master Bedroom	18'7 x 12'6			x			x
Main	Bedroom	15'2 x 10'5			x			x
Main	Den	10'10 x 8'10			x			x
Below	Family Room	20' x 13'8			x			x
Below	Kitchen	9'8 x 8'7			x			x
Below	Bedroom	13'4 x 11'9			x			x
Below	Bedroom	9' x 7'			x			x

Finished Floor (Main):	1,591	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,301	# of Levels: 2	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	Yes	Pool:
Finished Floor (Total):	2,892 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished	6				
Grand Total:	2,892 sq. ft.		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!