



Presented by:

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Active
R2804270

Board: V
House/Single Family

919 YOUNETTE DRIVE

West Vancouver
Sentinel Hill
V7T 1T1

Residential Detached

\$3,595,000 (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: **30**
 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**

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**

Renovations: _____ Reno. Year: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Natural Gas** Metered Water: _____
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	780	Main	Foyer	14'1 x 12'8	Below	Bedroom	13'2 x 11'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'7 x 14'9	Below	Recreation Room	17'4 x 16'8	Main	2
Finished Floor (Below):	885	Main	Dining Room	14'1 x 12'8	Below	Utility	12'6 x 7'5	Main	5
Finished Floor (Basement):	0	Main	Kitchen	12'11 x 12'9				Above	4
Finished Floor (Total):	3,646 sq. ft.	Main	Eating Area	12'8 x 8'4				Above	4
Unfinished Floor:	0	Main	Family Room	16'8 x 12'10				Below	4
Grand Total:	3,646 sq. ft.	Main	Primary Bedroom	16'1 x 13'11					
		Main	Walk-In Closet	10'10 x 6'5					
		Main	Den	11' x 9'8					
		Main	Laundry	7'10 x 6'					
		Above	Bedroom	11'1 x 10'9					
		Above	Bedroom	11' x 10'4					
		Above	Bedroom	12'11 x 11'9					

Suite: _____

Basement: **Fully Finished, Part**

Crawl/Bsmt. Height: # of Levels: **3**

of Kitchens: **1** # of Rooms: **16**

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.