



Presented by:

# Tom Hassan

Royal LePage Sussex - Tom Hassan  
Phone: 604-809-9777  
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tomhassan@gmail.com



**Active**  
**R2691922**  
Board: V  
House with Acreage

## 9256 WEST SAKINAW LAKESHORE WAY

Sunshine Coast  
Pender Harbour Egmont  
VON 2H0

Residential Detached  
**\$2,395,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,395,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2015</b>
Frontage(feet): <b>170.00</b>	Bathrooms: <b>3</b>	Age: <b>7</b>
Frontage(metres): <b>51.82</b>	Full Baths: <b>1</b>	Zoning: <b>RU-1</b>
Depth / Size:	Half Baths: <b>2</b>	Gross Taxes: <b>\$2,757.89</b>
Lot Area (sq.ft.): <b>274,428.00</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres): <b>6.30</b>	P.I.D.: <b>011-984-031</b>	Tax Inc. Utilities?:
Flood Plain:	View: <b>Yes: Waterfront</b>	Tour: <b>Virtual Tour URL</b>
Complex/Subdiv: <b>Sakinaw Lake</b>	Services Connected: <b>Septic</b>	
Sewer Type: <b>Septic</b>	Water Supply: <b>Other-Licensed</b>	

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Other**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Metal**

Reno. Year:  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood**

Legal: **BLOCK G, PLAN VAP3976, DISTRICT LOT 3251, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Guest Suite**

Site Influences:  
Features:

Finished Floor (Main):	1,435	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	335	Main	Living Room	27'2" x 15'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Master Bedroom	9'6" x 12'8"			x	Main 2
Finished Floor (Basement):	0	Main	Bedroom	9'6" x 12'			x	Main 2
Finished Floor (Total):	1,770sq. ft.	Main	Bedroom	9'6" x 10'6"			x	
Unfinished Floor:	0	Main	Bedroom	9' x 13'6"			x	
Grand Total:	1,770sq. ft.	Main	Other	15' x 22'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: <b>Crawl</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

**Sakinaw Lake this summer! Stunning post/beam designed 4 bedroom cabin built with permits in 2015. Incredible 6.1 flat acres with approximately 170 ft. of water frontage on peninsula point offering outstanding sun exposure all day. Boat access cabin is 3 minute ride from Sakinaw Boat launch. Current owner has yearly rental parking spot and wharf space in the private SHIC gated lot next to boat launch. Modern architecture with vaulted ceilings, oversized windows, hardwood floors, designer kitchen w/ Sub Zero fridge, bamboo cabinets, propane stove top, microwave, eating island, fireplace, 2 full bathrooms + showers. Off the grid luxury includes full septic system, solar power, on demand hot water. Detached bunkie. Properties on Sakinaw are extremley rare to find and this one is extra special**



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**Active**  
**R2692224**  
 Board: V  
 House/Single Family

**1620 GORDON AVENUE**  
 West Vancouver  
 Ambleside  
 V7V 1V1

Residential Detached  
**\$2,695,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,695,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1942**  
 Frontage(feet): **65.00** Bathrooms: **3** Age: **80**  
 Frontage(metres): **19.81** Full Baths: **2** Zoning: **SFD**  
 Depth / Size: **130** Half Baths: **1** Gross Taxes: **\$6,251.37**  
 Lot Area (sq.ft.): **8,456.00** Rear Yard Exp: **Northeast** For Tax Year: **2021**  
 Lot Area (acres): **0.19** P.I.D.: **004-960-653** Tax Inc. Utilities?: **Yes**  
 Flood Plain: Tour:  
 View: **Yes: Peek a boo, upstairs**  
 Complex/Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Stucco, Wood**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2000**  
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: **Natural Gas, Wood** Metered Water: **Yes**  
 Fuel/Heating: **Heat Pump, Hot Water, Natural Gas** R.I. Plumbing: **No**  
 Outdoor Area: **Sundeck(s)** Fixtures Leased: **No**  
 Type of Roof: **Asphalt** Fixtures Rmvd: **No**  
 Floor Finish: **Softwood, Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**  
 Driveway Finish: **Aggregate**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**

Legal: **LOT 3, BLOCK E, PAN VAP4140, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Lane Access, Paved Road, Private Setting, Private Yard, Recreation Nearby**  
 Features: **Clothes Washer/Dryer, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Smoke Alarm, Vaulted Ceiling, Windows - Storm**

Finished Floor (Main):	1,049	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	670	Main	Living Room	16'11 x 13'0	Below	Den	13'3 x 11'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 11'9	Below	Cold Room	5' x 12'	Main 4
Finished Floor (Below):	0	Main	Bedroom	11'7 x 10'8				Above 2
Finished Floor (Basement):	890	Main	Bedroom	10'8 x 10'6				Bsmt 3
Finished Floor (Total):	2,609sq. ft.	Main	Kitchen	11'9 x 9'7				
Unfinished Floor:	245	Above	Master Bedroom	15'3 x 15'2				
Grand Total:	2,854sq. ft.	Above	Bedroom	14'3 x 12'1				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	9'3 x 4'7				
		Above	Other	23' x 3'				
		Below	Laundry	17'8 x 13'0				
				x				
		Below	Workshop	12'3 x 11'7				
		Below	Utility	8'7 x 7'1				
				x				
				x				
				x				

Suite: **None**  
 Basement: **Full, Partly Finished**

Manuf Type: Registered in MHR?: PAD Rental:  
 MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

Listing Broker(s): **Rennie & Associates Realty - Jason Soprovich**

**A hidden, private, corner GEM lot in the middle of Ambleside, park like paths, flowering trees and shrubs, A gorgeous, one owner family home, built in 1942 filled with charm, character, interesting features, and full of potential for revitalizing and decorating, with wonderful features already available, updated kitchen, 4 piece bath on main, L shaped living room, Leaded windows, 1 wood and 1 gas f/p; 2 bedrooms on main, 2 up. 21'x19' double carport, plus ample parking; many doors and entrances into beautiful garden oasis of mature flowering trees, functional fountain. New, on demand H/W heat. Above ground lower level, ready for all your ideas. Please do not walk property without your Realtor's appointment.**



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**Active**  
**R2692102**  
Board: V  
Townhouse

**103 2288 BELLEVUE AVENUE**  
West Vancouver  
Dundarave  
V7V 1C6

Residential Attached  
**\$3,888,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?: <b>Yes</b>	Original Price: <b>\$3,888,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1998</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>24</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,294.03</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>024-566-365</b>	Tax Inc. Utilities?:
View: <b>Yes : partial ocean</b>		Tour:
Complex / Subdiv: <b>The Edgewater</b>		
Services Connctd: <b>Electricity, Water</b>		

Sewer Type: **City/Municipal**      Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **2**      R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

Total Parking: **2**      Covered Parking: **2**      Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **near**      Dist. to School Bus: **near**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 3, PLAN LMS3950, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Concierge**

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>978</b>	Units in Development: <b>15</b>	Tot Units in Strata: <b>15</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>703</b>	Exposure: <b>West</b>	Storeys in Building: <b>14</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Stratawest</b>	Mgmt. Co's #: <b></b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$1,529.61</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gardening, Management, Recreation Facility</b>		
Finished Floor (Total): <b>1,681 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,681 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>		
Suite: <b>None</b>	Restricted Age: <b></b>	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b></b>		
Crawl/Bsmt. Ht: <b></b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b></b>		
# of Levels: <b>2</b>			
# of Rooms: <b>9</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'9 x 9'4	Above	Bedroom	11'10 x 10'11	1	Above	3	Yes
Main	Family Room	17'2 x 9'8			x	2	Above	3	No
Main	Kitchen	11'5 x 9'3			x	3			
Main	Eating Area	10'9 x 7'9			x	4			
Main	Storage	8'2 x 3'			x	5			
Main	Foyer	10'4 x 8'3			x	6			
Above	Master Bedroom	13'7 x 10'10			x	7			
Above	Walk-In Closet	7'1 x 5'6			x	8			

Listing Broker(s): **Royal LePage Sussex**

**Aptly named at the crest of the Seawall. Welcome to The Edgewater. A prestigious award-winning building and 1 of only 3 exclusive townhomes. A 2-level luxury home with a separate entrance & double garage. Renovated from top to bottom, absolutely nothing has been left to chance. Floor to ceiling windows take full advantage of the beautiful west light & pleasant ocean views. We can never underestimate the outdoor space. French doors open to a private patio, surrounded by flowering shrubs for privacy. This two-storey home has simple access to the upper level via an elevator. Outstanding amenities: concierge, indoor pool, gym & spa. This is a pet friendly building, it's steps to Dundarave & Ambleside. This 'lock up & Go' option is rarely available, much sought after & often lamented when sold!**



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**Active**  
**R2691396**  
Board: V  
House/Single Family

## 1895 ROSEBERY AVENUE

West Vancouver  
Queens  
V7V 2Z5

Residential Detached

**\$4,030,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,030,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1962</b>
Frontage(feet): <b>88.00</b>	Bathrooms: <b>3</b>	Age: <b>60</b>
Frontage(metres): <b>26.82</b>	Full Baths: <b>3</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,074.41</b>
Lot Area (sq.ft.): <b>12,143.00</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.28</b>	P.I.D.: <b>009-429-191</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Ocean &amp; City</b>		
Complex/Subdiv:		
Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Multiple</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: <b>Completely</b>	Reno. Year: <b>2022</b>	Property Disc.: <b>Yes</b>	
# of Fireplaces: <b>R.I. Fireplaces:</b>	Rain Screen:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Wood</b>	Metered Water:	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Natural Gas</b>	R.I. Plumbing:	Floor Finish: <b>Laminate, Tile</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 1, PLAN VAP10393, DISTRICT LOT 1091, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,635	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	12'9 x 6'9	Below	Bedroom	12'11 x 10'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'1 x 13'1	Below	Bedroom	11'2 x 10'11	Main 3
Finished Floor (Below):	0	Main	Dining Room	12'5 x 11'6	Below	Living Room	21' x 9'9	Main 5
Finished Floor (Basement):	1,617	Main	Kitchen	12'9 x 12'4			x	Below 4
		Main	Family Room	12'9 x 9'1			x	
Finished Floor (Total):	3,252sq. ft.	Main	Master Bedroom	14'4 x 12'1			x	
Unfinished Floor:	0	Main	Walk-In Closet	5' x 4'5			x	
Grand Total:	3,252sq. ft.	Main	Bedroom	12'2 x 10'7			x	
		Main	Bedroom	10'7 x 10'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	17'1 x 13'1			x	
		Below	Dining Room	13'1 x 6'			x	
		Below	Kitchen	13'1 x 9'2			x	
		Below	Office	14'6 x 10'11			x	

Suite:	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Fully Finished</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>2</b>	ByLaw Restrictions:		
# of Kitchens: <b>2</b>			
# of Rooms: <b>16</b>			

Listing Broker(s): **RE/MAX Blueprint Realty**

**Immaculately Renovated Home with breath-taking views! Situated on a 12,143sqft lot in a coveted area of West Van, this 3,200+sqft residence features a 3BR/2BA on main and a 2+BR/1BA in-law suite/mortgage helper below with an option for a 3rd BR. Newly renovated in 2022, the property dazzles with a brand-new front deck, new Laminate floors, fresh interior & exterior paint, new light fixtures, an open concept kitchen featuring new appliances and granite countertops, and a fully renovated primary ensuite. Gather with guests and bask in the panoramic views of the Ocean, Lion's Gate Bridge, and Mount Baker. only 5-min from West Van Secondary, Ridgeview Elementary, and Hollyburn Country Club, less than 10-min from, Capilano Golf course, Ambleside and Park Royal Mall. Open House Sat & Sun | 2-4**



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**Active**  
**R2691499**  
Board: V  
House/Single Family

## 871 SINCLAIR STREET

West Vancouver  
Ambleside  
V7V 3W1

Residential Detached

**\$4,698,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,698,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1940</b>
Frontage(feet): <b>91.00</b>	Bathrooms: <b>4</b>	Age: <b>82</b>
Frontage(metres): <b>27.74</b>	Full Baths: <b>3</b>	Zoning: <b>RS5</b>
Depth / Size: <b>228.16 IRR</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$12,525.33</b>
Lot Area (sq.ft.): <b>20,184.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.46</b>	P.I.D.: <b>005-082-323</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		

Sewer Type: Water Supply: **City/Municipal**

Style of Home: <b>3 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Stone, Wood</b>	Driveway Finish: <b>Aggregate</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>5</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Natural Gas, Wood</b>	Reno. Year:	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Electric, Forced Air, Natural Gas</b>	Rain Screen: <b>No</b>	Metered Water:	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	R.I. Plumbing:	Fixtures Rmvd: <b>No :</b>	
Type of Roof: <b>Wood</b>	Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>		

Legal: **LOT 1, BLOCK 2, PLAN VAP6487, PART S1/2, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 29221L) OF LOT C**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,049	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	1,291	Main Living Room	20'2 x 14'8	Below Bedroom	17'6 x 14'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main Dining Room	14'1 x 11'8	Below Storage	13'9 x 12'10	Main 2
Finished Floor (Below):	1,361	Main Kitchen	18'11 x 11'1	Below Laundry	13'5 x 8'0	Above 6
Finished Floor (Basement):	0	Main Family Room	21'2 x 12'4			Above 4
Finished Floor (Total):	4,701 sq. ft.	Main Games Room	18'0 x 11'3			Below 3
Unfinished Floor:	0	Main Office	9'3 x 8'5			
Grand Total:	4,701 sq. ft.	Main Foyer	11'4 x 7'11			
Flr Area (Det'd 2nd Res):	sq. ft.	Above Master Bedroom	15'11 x 13'8			
Suite:		Above Walk-In Closet	7'6 x 7'0			
Basement: <b>None</b>		Above Bedroom	15'7 x 10'3			
		Above Bedroom	15'3 x 14'1			
		Above Office	16'5 x 13'5			
		Below Recreation Room	19'4 x 12'6			

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>16</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Bellevue Realty Group** **Bellevue Realty Group**

**This beautiful estate is located on the finest street in Ambleside. The stunning home offers 4,701 sq. ft. of bright and open living space with 4 bedrooms, 4 bathrooms on a 20,184 sq. ft. lot. The park-like backyard features a newly constructed gazebo with a handcrafted light fixture, an outdoor fireplace, pool and hot tub, a greenhouse and the garden of your dreams. The perfect family home in an incredible neighbourhood just steps away from the beach, great restaurants, grocery stores, and local coffee shops.**



Presented by:

# Tom Hassan

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**Active**  
**R2692136**  
Board: V  
House/Single Family

## 1385 KINGS AVENUE

West Vancouver  
Ambleside  
V7T 2C5

Residential Detached  
**\$4,988,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$4,988,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2019</b>
Frontage(feet): <b>58.00</b>	Bathrooms: <b>7</b>	Age: <b>3</b>
Frontage(metres): <b>17.68</b>	Full Baths: <b>6</b>	Zoning: <b>RS5</b>
Depth / Size: <b>122</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$11,661.05</b>
Lot Area (sq.ft.): <b>7,076.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>010-001-913</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour: <b>Virtual Tour URL</b>	
View: <b>Yes: Peek a Boo View</b>		
Complex/Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>3</b>	Covered Parking: <b>2</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>DetachedGrge/Carport</b>		
Exterior: <b>Concrete, Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>2 Blocks</b>	Dist. to School Bus: <b>1 Block</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen: <b>Full</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b>	Metered Water:	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Asphalt, Torch-On</b>	Floor Finish: <b>Hardwood, Laminate, Tile</b>		

Legal: **LOT 3, BLOCK A, PLAN VAP8636, PART NW1/4, DISTRICT LOT 1064, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Guest Suite**

Site Influences: **Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Microwave, Oven - Built In, Security System**

Finished Floor (Main):	1,508	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,045	Main	Foyer	12'6" x 9'	Above	Bedroom	12'11" x 10'5"	Floor #Pcs
Finished Floor (AbvMain2):	245	Main	Porch (enclosed)	7' x 7'7"	Above	Bedroom	12'7" x 10'11"	Main 3
Finished Floor (Below):	1,508	Main	Living Room	16' x 16'4"	Above	Walk-In Closet	8'3" x 8'6"	Main 2
Finished Floor (Basement):	0	Main	Office	10'6" x 10'	Above	Walk-In Closet	5' x 4'6"	Abv Main 2 5
Finished Floor (Total):	4,306sq. ft.	Main	Dining Room	17'9" x 11'10"	Above	Other	12'10" x 9'11"	Above 3
Unfinished Floor:	0	Main	Family Room	14'10" x 15'4"	Below	Recreation Room	17'7" x 23'2"	Above 3
Grand Total:	4,306sq. ft.	Main	Kitchen	17'9" x 12'1"	Below	Media Room	14' x 14'1"	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Pantry	10' x 5'2"	Below	Bedroom	10'3" x 9'9"	Below 3
Suite: <b>Other</b>		Main	Patio	17'3" x 12'3"	Below	Bedroom	14'10" x 9'2"	
Basement: <b>Fully Finished, Separate Entry</b>		Main	Patio	12' x 16'4"	Below	Laundry	8'5" x 9'4"	
		Main	Bedroom	13'7" x 11'1"	Below	Walk-In Closet	5' x 3'1"	
		Above	Patio	29' x 6'6"	Below	Utility	6'4" x 4'11"	
			Master Bedroom	14'1" x 16'1"	Below	Patio	15'2" x 13'9"	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>26</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

**Magnificent luxury home in one of the best streets in Ambleside. This contemporary home is nestled between Ridgeview Elementary & West Vancouver High School; close to Ambleside Beach and shops. Over 4,300 SQF luxury home designed by renowned Morez Design and built by experience builder Sky Town Developments has a lot to offer; 6 bedrooms and 6 1/2 bathrooms with a separate detached suite, functional open-concept floor plan, high ceilings, luxurious interior details, Miele/ Subzero appliances, modern kitchen cabinets, floating staircase, glass railings, high-end light fixtures, 2 folding doors, triple glazed windows, covered patio with heaters & BBQ, sun decks, Control 4 Smart home, in-floor radiant heat, Air Condition, HRV, lane access, custom bar, theater room, bright basement & more!**



Presented by:

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**Active**  
**R2691502**

Board: V  
House/Single Family

## 535 ROBIN HOOD ROAD

West Vancouver  
British Properties  
V7S 1T4

Residential Detached

**\$9,880,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$9,880,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2022</b>
Frontage(feet): <b>177.60</b>	Bathrooms: <b>5</b>	Age: <b>0</b>
Frontage(metres): <b>54.13</b>	Full Baths: <b>4</b>	Zoning: <b>RS3</b>
Depth / Size: <b>161.80 IRR</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$11,073.31</b>
Lot Area (sq.ft.): <b>22,215.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.51</b>	P.I.D.: <b>010-581-308</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>Yes: mountain and partial city</b>		
Complex/Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		

Sewer Type: Water Supply: **City/Municipal**

Style of Home: <b>2 Storey</b>	Total Parking: <b>6</b>	Covered Parking: <b>4</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Multiple, Garage; Double</b>		
Exterior: <b>Concrete, Stone, Wood</b>	Driveway Finish: <b>Concrete</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>0</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Hardwood</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Torch-On</b>			

Legal: **LOT 39, BLOCK 18, PLAN VAP7524, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	4,224	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	32'7 x 29'5	Below	Media Room	21'5 x 19'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'9 x 14'9	Below	Living Room	26'6 x 15'6	Main 2
Finished Floor (Below):	3,161	Main	Kitchen	20'9 x 16'2	Below	Dining Room	12'6 x 10'11	Main 3
Finished Floor (Basement):	0	Main	Family Room	16'1 x 13'3	Below	Kitchen	9'7 x 9'4	Main 5
Finished Floor (Total):	7,385sq. ft.	Main	Master Bedroom	20'9 x 16'10	Below	Bedroom	17'6 x 16'2	Main 3
Unfinished Floor:	0	Main	Walk-In Closet	12'0 x 8'10	Below	Walk-In Closet	18'6 x 8'1	Below 3
Grand Total:	7,385sq. ft.	Main	Bedroom	15'6 x 14'6	Below	Den	15'0 x 10'6	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	14'10 x 6'2	Below	Storage	15'8 x 7'4	
Suite:		Main	Bedroom	12'0 x 10'8			x	
Basement:None		Main	Laundry	9'11 x 8'1			x	
		Main	Pantry	8'0 x 4'10			x	
		Main	Foyer	14'11 x 13'9			x	
		Below	Recreation Room	24'0 x 18'1			x	

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>21</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Bellevue Realty Group**

**Sterling Pacific Realty Inc.**

**This incredible view home is artwork you can live in. A McLeod Bovell masterpiece that was built with an extensive use of concrete and engineered steel. Huge spans, soaring ceilings and floor to ceiling windows create the feeling of an art gallery while maintaining the warmth of a home. Features include 7,385 sq. ft. of living space, 4 bedrooms, 5 bathrooms, self-contained guest suite, radiant heat in all bathrooms, air-conditioning, elevator, smart home lighting, roughed in generator and too much more to list. The roof is a marvel with massive "water feature" gutter system. Lots of space for a pool if desired.**