

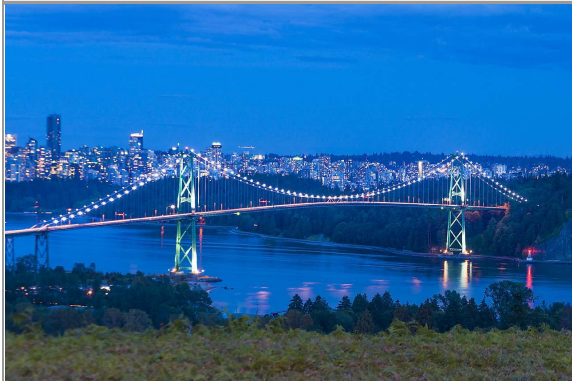


Presented by:
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Active
R2195639
 Board: V
 House/Single Family

887 ESQUIMALT AVENUE
 West Vancouver
 Sentinel Hill
 V7T 1J9

Residential Detached
\$4,350,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **86.00** Original Price: **\$4,350,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2012**
 Depth / Size: **124 x 87 x** Bathrooms: **4** Age: **5**
 Lot Area (sq.ft.): **10,016.00** Full Baths: **4** Zoning: **SFD**
 Flood Plain: _____ Half Baths: **0** Gross Taxes: **\$7,208.12**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: _____ Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **010-815-422**
 Tour: _____

View: **Yes: Panoramic City-Bridge-Water**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

| | |
|--|--|
| Style of Home: 2 Storey w/Bsmt. | Total Parking: 4 Covered Parking: 1 Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Single |
| Exterior: Mixed | Dist. to Public Transit: _____ |
| Foundation: Concrete Perimeter | Title to Land: Freehold NonStrata Dist. to School Bus: _____ |
| Rain Screen: _____ | Property Disc.: Yes |
| Renovations: Substantially Rebuilt | PAD Rental: _____ |
| # of Fireplaces: 2 | Fixtures Leased: No |
| Fireplace Fuel: Gas - Natural | Fixtures Rmvd: _____ |
| Water Supply: City/Municipal | Floor Finish: _____ |
| Fuel/Heating: Forced Air, Natural Gas | |
| Outdoor Area: Patio(s) & Deck(s) | |
| Type of Roof: Asphalt | |

Legal: **PL VAP6735 LT 16 BLK 3 DL 1048 LD 36 GROUP 1. **UCR 08/08/17****

Amenities: **Elevator**

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

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|---------|------------|-------|------|------------|
| Main | Foyer | 10' x 7' | Below | Bedroom | 10' x 10' | | | x |
| Main | Living Room | 20' x 17' | | | x | | | x |
| Main | Dining Room | 17' x 17' | | | x | | | x |
| Main | Family Room | 25' x 12' | | | x | | | x |
| Main | Kitchen | 10' x 13' | | | x | | | x |
| Main | Eating Area | 8' x 9' | | | x | | | x |
| Above | Master Bedroom | 13' x 15' | | | x | | | x |
| Above | Bedroom | 10' x 12' | | | x | | | x |
| Above | Bedroom | 10' x 10' | | | x | | | |
| Below | Foyer | 10' x 7' | | | x | | | |

| | | | | | | |
|--|---|------|-------|-------------|------------|----------------|
| Finished Floor (Main): 1,750 | # of Rooms: 11 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 1,455 | # of Kitchens: 1 | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): 800 | # of Levels: 3 | 2 | Above | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | Suite: | 3 | Above | 4 | Yes | Pool: |
| Finished Floor (Total): 4,005 sq. ft. | Crawl/Bsmt. Height: | 4 | Below | 3 | Yes | Garage Sz: |
| | Beds in Basement: 0 Beds not in Basement: 4 | 5 | | | | Door Height: |
| | Basement: Part | 6 | | | | |
| Unfinished Floor: 0 | | 7 | | | | |
| Grand Total: 4,005 sq. ft. | | 8 | | | | |

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

Supreme Luxury on Sentinel Hill panoramic unobstructed views of entire downtown, Lions Gate Bridge and Harbour. Elegant 3 level 4,000 sq.ft. 4 bedrooms custom re-built from the foundation and effectively 5 years old. Oversized 10,000 completely private lot within minutes to shopping and Lions Gate Bridge and Vancouver. Family floor plan with open design on main with gourmet kitchen with granite countertops, stainless steel appliances separate eating area and spacious connecting family room, separate living dining room combination. Upstairs: spacious master suite w/ ensuite and 2 other bedrooms and access to huge outdoor party size sundeck with stunning views. Lower floor is 1 bedroom nanny suite. Bonus is elevator servicing all 3 floors- level walk-out patio from kitchen. A show home!