



1030 Aubeneau Crescent Offered at \$2,398,000

This gorgeous 9,624 sq.ft. property on Aubeneau Crescent is a rare opportunity. Renovate the existing approximately 2,400 sq.ft. home or build your dream home in this incredible location. The property runs from Sentinel Lane to Aubeneau Crescent and there is potential for an incredible view. Entrance is from Sentinel Drive.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2647235
 Board: V
 House/Single Family

1030 AUBENEAU CRESCENT

West Vancouver
 Sentinel Hill
 V7T 1T5

Residential Detached

\$2,398,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,398,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1950**
 Frontage(feet): **80.15** Bathrooms: **2** Age: **72**
 Frontage(metres): **24.43** Full Baths: **2** Zoning: **RS3**
 Depth / Size: **131** Half Baths: **0** Gross Taxes: **\$5,134.61**
 Lot Area (sq.ft.): **9,624.00** Rear Yard Exp: **East** For Tax Year: **2021**
 Lot Area (acres): **0.22** P.I.D.: **002-622-441** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: Point Grey, water and mountain**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

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

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carpport; Single**
 Driveway Finish: **Asphalt**
 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** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 4, BLOCK 6, PLAN VAP7695, DISTRICT LOT 1048, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1049**

Amenities:

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

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

Finished Floor (Main):	1,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'0 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 10'0			x	Main 4
Finished Floor (Below):	1,200	Main	Kitchen	15'0 x 12'0			x	Below 3
Finished Floor (Basement):	0	Main	Master Bedroom	13'0 x 10'0			x	
Finished Floor (Total):	2,400sq. ft.	Main	Bedroom	13'0 x 9'0			x	
Unfinished Floor:	0	Below	Recreation Room	24'0 x 12'0			x	
Grand Total:	2,400sq. ft.	Below	Bedroom	12'0 x 9'0			x	
		Below	Bedroom	11'0 x 11'0			x	
		Below	Laundry	10'0 x 9'0			x	
		Below	Utility	11'0 x 10'0			x	
							x	
							x	
							x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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BRG



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