



1106 Gilston Road Offered at \$2,998,000

This one owner home situated on a 18,810 sq.ft. property has never been for sale. A loving cared for 4 bedroom, 3 bathroom home is a perfect holding property while you design your dream home. Enjoy living on this prestigious street of spectacular homes on one of the British Properties best streets.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2703932
 Board: V
 House/Single Family

1106 GILSTON ROAD

West Vancouver
 British Properties
 V7S 2E8

Residential Detached

\$2,998,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$2,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**
 Frontage(feet): **110.00** Bathrooms: **3** Age: **56**
 Frontage(metres): **33.53** Full Baths: **2** Zoning: **RS3**
 Depth / Size: **176.10 IRR** Half Baths: **1** Gross Taxes: **\$8,740.19**
 Lot Area (sq.ft.): **18,810.00** Rear Yard Exp: **South** For Tax Year: **2021**
 Lot Area (acres): **0.43** P.I.D.: **009-746-552** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: water and city views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

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

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

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Driveway Finish:
 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: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 36, BLOCK 34, PLAN VAP9111, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,073	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2 x 15'11	Below	Gym	12'2 x 12'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'11 x 12'0	Below	Storage	11'4 x 9'2	Main 4
Finished Floor (Below):	1,381	Main	Kitchen	14'6 x 12'4	Below	Storage	10'1 x 3'2	Main 2
Finished Floor (Basement):	0	Main	Family Room	19'0 x 9'10	Below	Workshop	26'1 x 11'5	Below 4
Finished Floor (Total):	3,454sq. ft.	Main	Master Bedroom	16'4 x 12'4	Below	Storage	12'5 x 5'10	
Unfinished Floor:	418	Main	Bedroom	12'3 x 10'0			x	
Grand Total:	3,872sq. ft.	Main	Office	15'1 x 10'0			x	
		Main	Mud Room	11'11 x 6'0			x	
		Main	Foyer	9'10 x 6'2			x	
		Below	Living Room	16'10 x 15'7			x	
		Below	Kitchen	14'4 x 12'5			x	
		Below	Bedroom	13'8 x 9'5			x	
		Below	Bedroom	13'3 x 9'5			x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **18**

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

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.



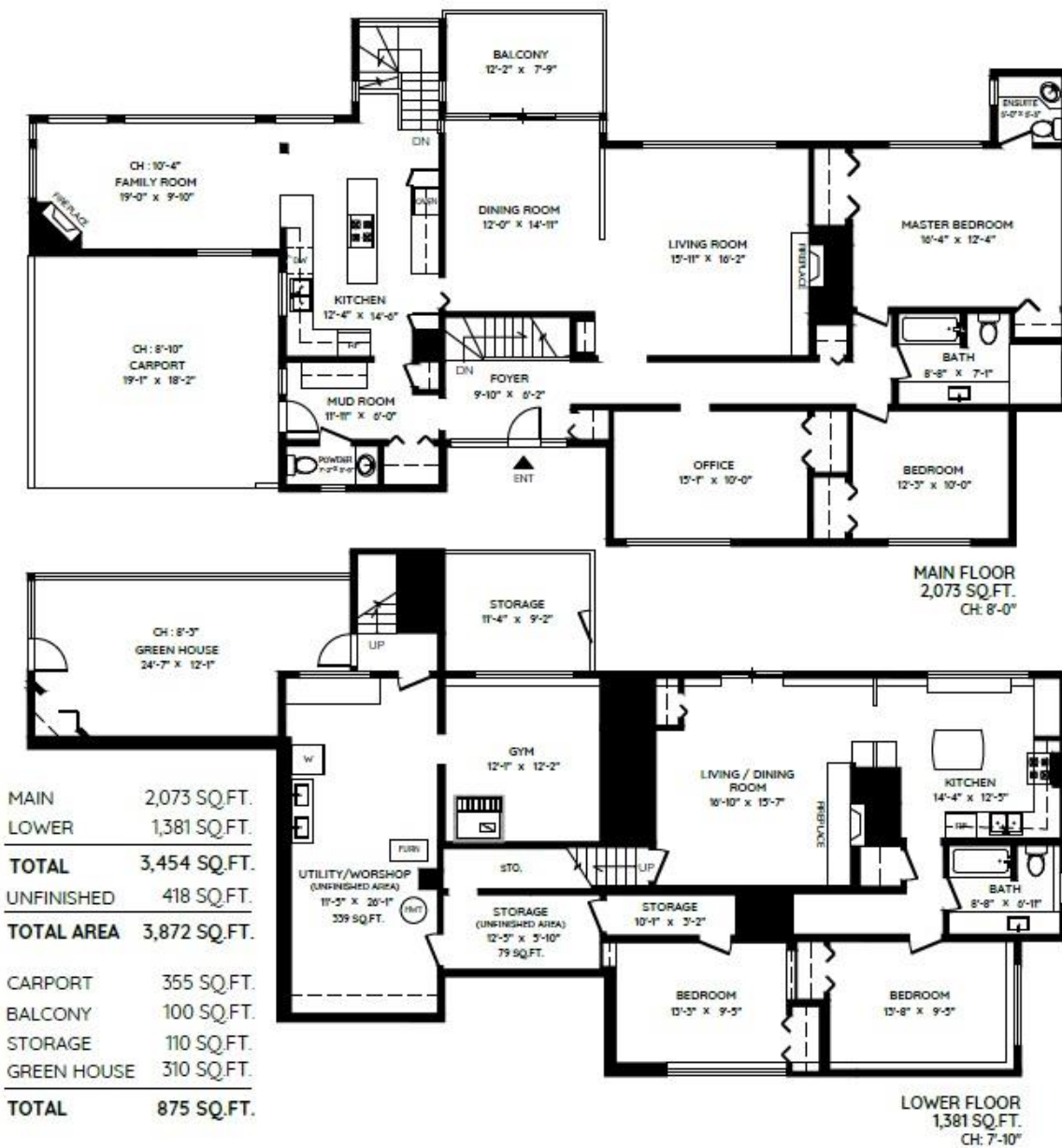
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BRG

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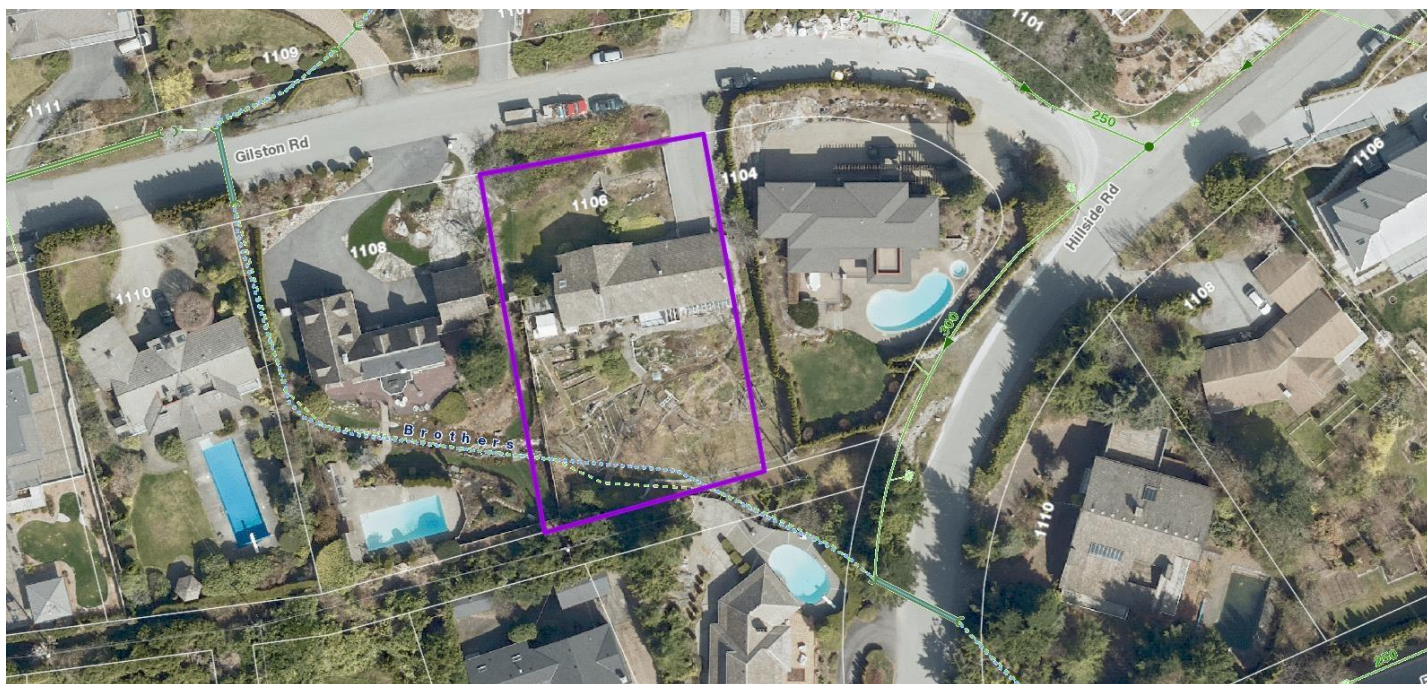


The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction. ESO Insured



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