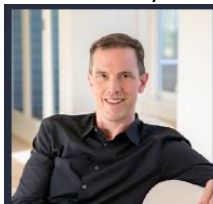




915 Sinclair Street Offered at \$7,998,000

This gorgeous custom built 5 year old home was designed and constructed to the highest level. A 7,072 sq. ft. home situated on an estate sized 16,554 sq. ft. double access property in the heart of Ambleside. Offering 5 bedrooms, 7 bathrooms, radiant heating, air-conditioning and a level driveway. Features include 21 foot principal room ceilings, smart home technology, 4 fire places, indoor pool with garden access, gym, media room, climate-controlled wine room, gated driveway, level parking off 19th & Gordon Avenue – perfect to park all of your toys - and too



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

Active
R2685970
 Board: V
 House/Single Family

915 SINCLAIR STREET

West Vancouver
 Ambleside
 V7V 3W1

Residential Detached

\$7,998,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$7,998,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**
 Frontage(feet): **67.40** Bathrooms: **7** Age: **5**
 Frontage(metres): **20.54** Full Baths: **6** Zoning: **RS5**
 Depth / Size: **264376 IRR** Half Baths: **1** Gross Taxes: **\$23,766.44**
 Lot Area (sq.ft.): **16,554.00** Rear Yard Exp: **West** For Tax Year: **2022**
 Lot Area (acres): **0.38** P.I.D.: **010-170-464** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **4** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal, Tile - Composite, Torch-On**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Paving Stone**
 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 1, BLOCK 2, PLAN VAP8281, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT B**

Amenities: **Air Cond./Central, Pool; Indoor**

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

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

Finished Floor (Main):	2,245	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,198	Main	Living Room	14'11 x 12'10	Above	Walk-In Closet	6'7 x 5'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'0 x 12'10	Main	Den	14'3 x 13'7	Main 2
Finished Floor (Below):	2,629	Main	Kitchen	20'0 x 14'0	Above	Bedroom	14'0 x 13'1	Above 5
Finished Floor (Basement):	0	Main	Great Room	20'7 x 14'10	Above	Walk-In Closet	8'0 x 5'6	Above 4
Finished Floor (Total):	7,072sq. ft.	Main	Nook	12'11 x 12'0	Above	Bedroom	15'0 x 11'10	Above 4
Unfinished Floor:	0	Main	Office	17'3 x 12'2	Above	Bedroom	13'9 x 11'7	Above 3
Grand Total:	7,072sq. ft.	Main	Laundry	11'0 x 5'11	Below	Recreation Room	16'0 x 14'0	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	9'0 x 6'0	Below	Media Room	17'2 x 17'1	Below 3
Suite:		Main	Pantry	8'10 x 6'8	Below	Bar Room	12'10 x 10'5	
Basement:None		Main	Butlers Pantry	8'10 x 6'0	Below	Wine Room	10'2 x 8'11	
Crawl/Bsmt. Height:	# of Levels: 3	Main	Foyer	7'4 x 6'3	Below	Gym	19'2 x 11'2	
# of Kitchens: 1	# of Rooms: 28	Above	Master Bedroom	17'0 x 13'7	Below	Other	33'10 x 12'9	
		Above	Walk-In Closet	7'10 x 7'8	Below	Bedroom	12'1 x 11'8	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		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.

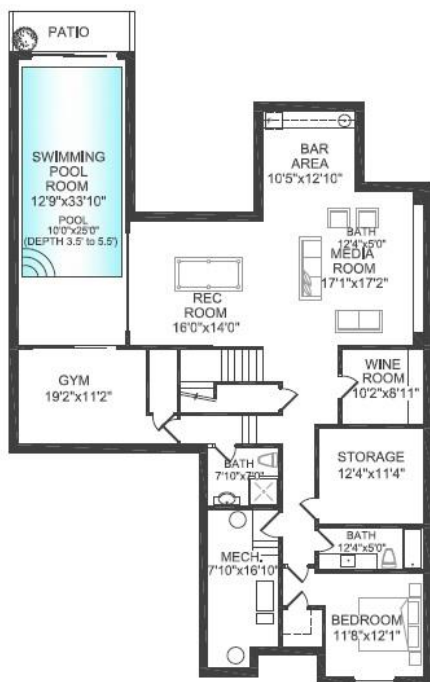


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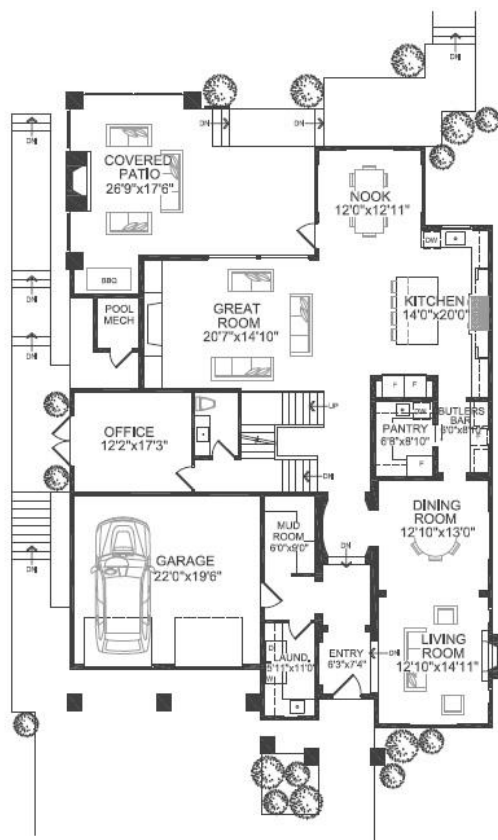
LOWER FLOOR



SECOND FLOOR

**915 Sinclair Street,
West Vancouver, BC**

LOWER FLOOR AREA	2,629 SQ.FT.
MAIN FLOOR AREA	2,245 SQ.FT.
SECOND FLOOR AREA	2,198 SQ.FT.
TOTAL FLOOR AREA	7,072 SQ.FT.
PLUS GARAGE	462 SQ.FT.
PLUS DECKS	922 SQ.FT.
POOL MECH	37 SQ.FT.



MAIN FLOOR

Room dimensions are approximate and should not be relied upon without independent verification. Presentation Purposes Only.
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915 Sinclair Street – Features

Design

- Architecture – Design Marque, Landscaping – Bearmark Design
- Custom site finished hardwood floor with hand inlay entry
- 21' ceilings in the great room and entry
- 14' in the office, coved ceilings in all upper floor rooms

Interior

- Lutron Radio RA2 automated lighting throughout
- Surveillance cameras
- Miele appliances
- Kitchen
- Notably the 48" dual fuel combination speed, steam range (\$22,000)
- Two side-by-side Miele 30" fridges
- Fisher Paykel fridge in the pantry
- Pantry designed, vented and plumbed for a hood fan and gas cooktop (drawings available)
- Millwork by Redl Kitchen Studio - 10 year warranty through to 2027
- Quartzite island and Caesarstone countertops
- Additional laundry upstairs for bedding

Heating and Comfort

- Lyonstone custom fireplaces and range hood.
- 72 inch Bellfire linear fireplace in the great room,
- Marquis gas fireplaces in the master suite and outdoor living area
- 20 KW General gas generator - lighting, fridges, bedrooms, gates...
- 399 BTU IBC Technologies gas boiler - ultra high efficiency for radiant heating, hot water and pool
- 5 ton American Standard air conditioning unit
- Nu- Air HRV
- 772 CFM Fantech indoor pool ventilation system

Exterior

- Automated vehicle and pedestrian gated front entry
- Engineered timber bridge with Trex decking and wrought iron railings
- Landscape lighting
- 10 zone automated irrigation system

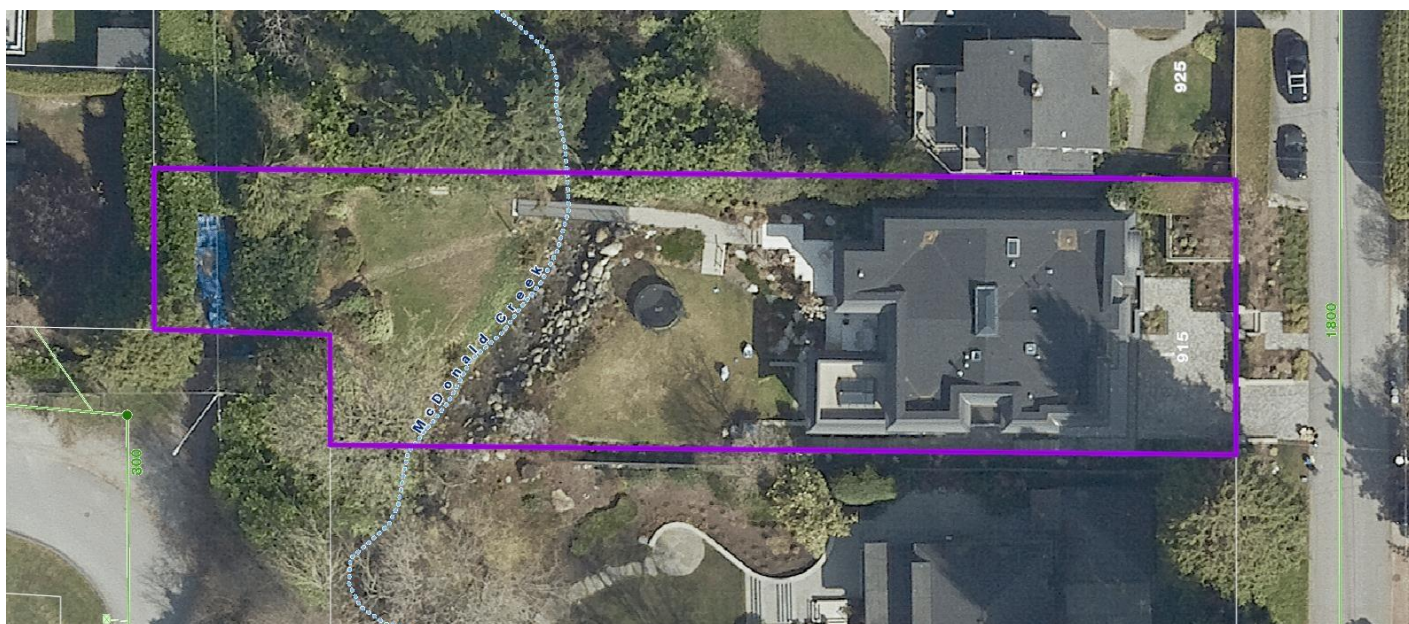


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BELLEVUE Realty Group®

- Wrought iron automated vehicle and pedestrian gates
- Approximately 1000 square feet of secured parking off of 19th & Gordon. Can fit four trucks, sport court, RV, boat...



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