



## 332 Moyne Drive Offered at \$4,790,000

This gorgeous custom built adult style home was designed with entertaining in mind. You will be impressed by everything in this home from the entrance water feature and suspended staircase to the level back yard with covered patio, sun-drenched pool and putting green. The top floor master suite with huge walk in closet, luxurious ensuite, and private deck is spectacular. Offering a total of 3 bedrooms, 3.5 bathrooms, and 3,582 sq. ft. of living space. The landscaping on this 12,460 property is stunning. Enjoy covered parking for up to 4 cars and a large level driveway for other toys.



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Active

R2698972

Board: V

House/Single Family

## 332 MOYNE DRIVE

West Vancouver

British Properties

V7S 1J5

Residential Detached

\$4,790,000 (LP)

(SP) 

Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$4,790,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2012**  
 Frontage(feet): **100.45** Bathrooms: **4** Age: **10**  
 Frontage(metres): **30.62** Full Baths: **3** Zoning: **RS3**  
 Depth / Size: **129 IRR** Half Baths: **1** Gross Taxes: **\$11,159.07**  
 Lot Area (sq.ft.): **12,460.00** Rear Yard Exp: **East** For Tax Year: **2022**  
 Lot Area (acres): **0.29** P.I.D.: **009-810-901** 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: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Stucco, Wood**  
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **4** 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: **Tile, Wall/Wall/Mixed**

Legal: LOT 80, BLOCK 5, PLAN VAP9026, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: **Air Cond./Central, Pool; Outdoor**Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,863	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	719	Main	Living Room	22'11 x 15'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'5 x 14'1			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	21'5 x 10'7			x	Main 4
Finished Floor (Basement):	0	Main	Office	9'5 x 9'4			x	Main 3
Finished Floor (Total):	3,582sq. ft.	Main	Den	9'5 x 9'0			x	Above 7
Unfinished Floor:	0	Main	Bedroom	13'10 x 12'7			x	
Grand Total:	3,582sq. ft.	Main	Bedroom	13'8 x 12'0			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Gym	19'11 x 19'3			x	
Suite:		Main	Laundry	16'3 x 7'9			x	
Basement:None		Main	Storage	9'4 x 4'9			x	
		Main	Foyer	15'7 x 9'4			x	
		Above	Master Bedroom	23'0 x 13'3			x	
		Above	Walk-In Closet	10'11 x 8'7			x	

Crawl/Bsmt. Height: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **13**

Manuf Type:  
 MHR#:

Registered in MHR?:  
 CSA/BCE:

PAD Rental:  
 Maint. Fee:

Listing Broker(s): **Bellevue Realty Group**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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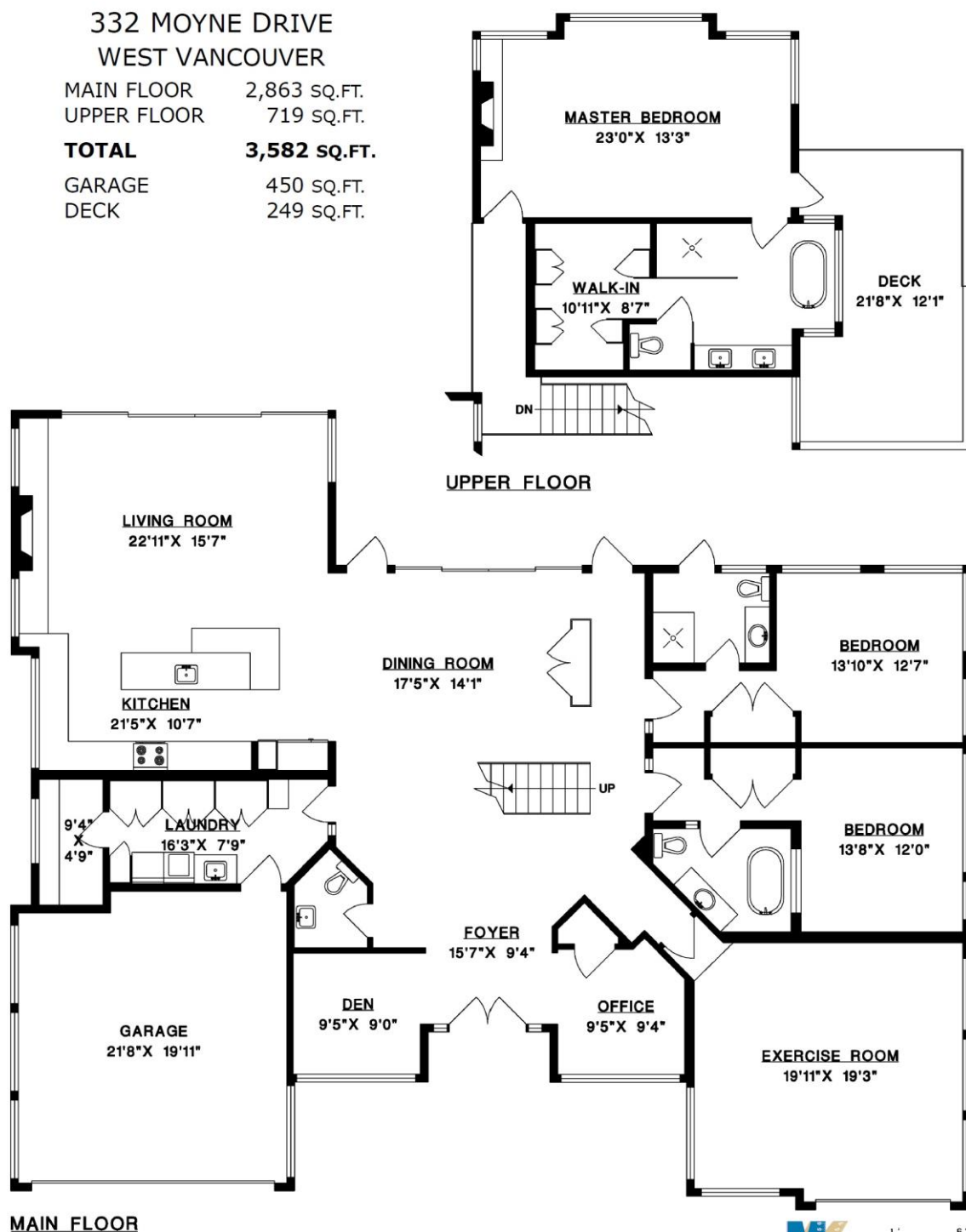
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332 MOYNE DRIVE  
WEST VANCOUVER

MAIN FLOOR 2,863 SQ.FT.  
UPPER FLOOR 719 SQ.FT.  
**TOTAL 3,582 SQ.FT.**  
GARAGE 450 SQ.FT.  
DECK 249 SQ.FT.



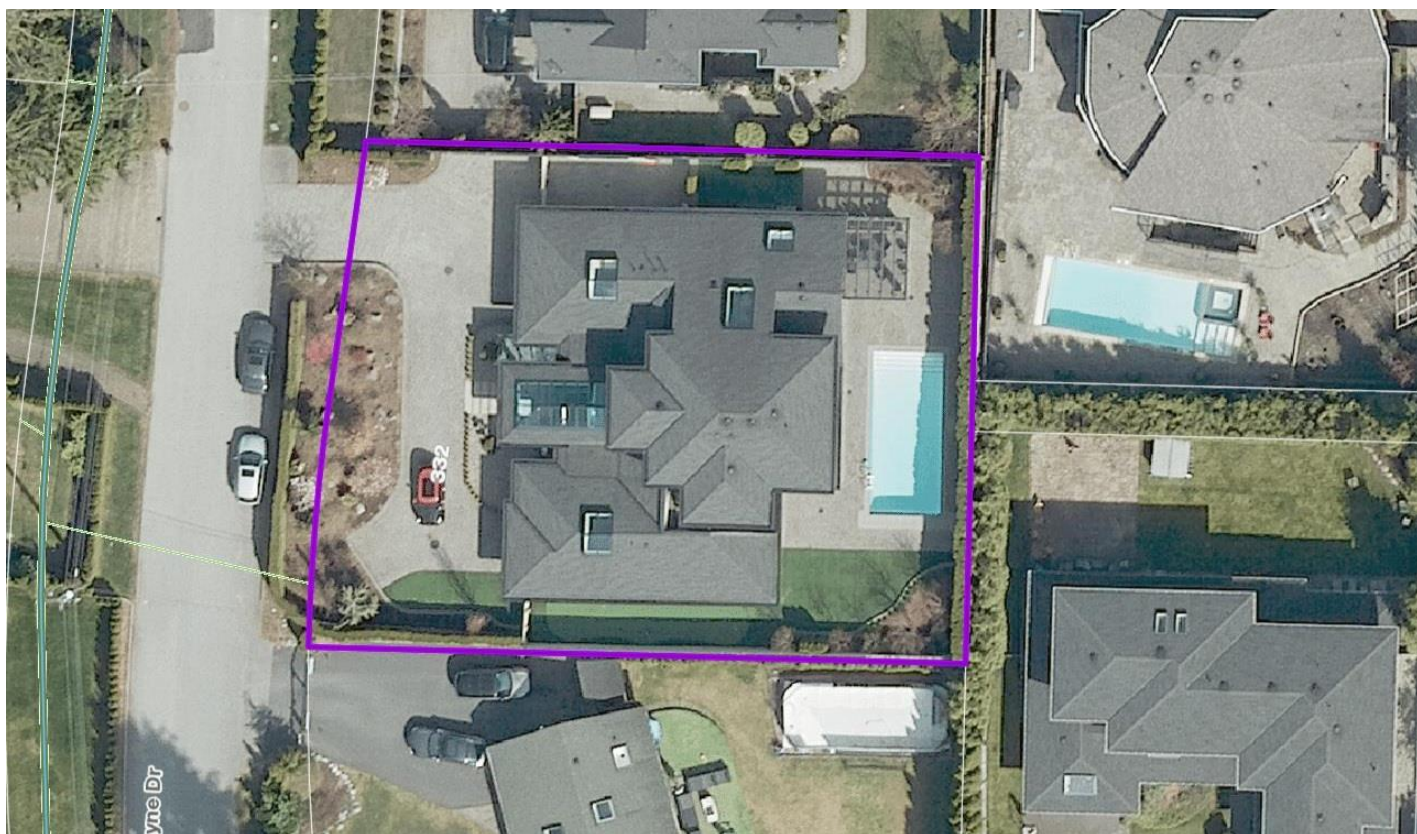
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