

871 Sinclair Street Offered at \$4,698,000

This beautiful estate is located on the finest street in Ambleside. The stunning home offers 4,701 sq. ft. of bright and open living space with 4 bedrooms, 4 bathrooms on a 20,184 sq. ft. lot. The park-like backyard features a newly constructed gazebo with a handcrafted light fixture, an outdoor fireplace, pool and hot tub, a greenhouse and the garden of your dreams. The perfect family home in an incredible neighbourhood just steps away from the beach, great restaurants, grocery stores, and local coffee shops.



ERIC CHRISTIANSEN
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604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R2720829

Board: V

House/Single Family

871 SINCLAIR STREET

West Vancouver

Ambleside

V7V 3W1

Residential Detached

\$4,698,000 (LP)

(SP) M



Sold Date: If new, GST/HST inc?: Original Price: **\$4,698,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1940**
 Frontage(feet): **91.00** Bathrooms: **4** Age: **82**
 Frontage(metres): **27.74** Full Baths: **3** Zoning: **RS5**
 Depth / Size: **228.16 IRR** Half Baths: **1** Gross Taxes: **\$13,529.15**
 Lot Area (sq.ft.): **20,184.00** Rear Yard Exp: **West** For Tax Year: **2022**
 Lot Area (acres): **0.46** P.I.D.: **005-082-323** 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: **Stone, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **5** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood**
 Fuel/Heating: **Electric, Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Aggregate**
 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 VAP6487, PART S1/2, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 29221L) OF LOT C

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,049	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,291	Main	Living Room	20'2 x 14'8	Below	Bedroom	17'6 x 14'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x 11'8	Below	Storage	13'9 x 12'10	Main	2
Finished Floor (Below):	1,361	Main	Kitchen	18'11 x 11'1	Below	Laundry	13'5 x 8'0	Above	6
Finished Floor (Basement):	0	Main	Family Room	21'2 x 12'4			x	Above	4
Finished Floor (Total):	4,701sq. ft.	Main	Games Room	18'0 x 11'3			x	Below	3
Unfinished Floor:	0	Main	Office	9'3 x 8'5			x		
Grand Total:	4,701sq. ft.	Main	Foyer	11'4 x 7'11			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	15'11 x 13'8			x		
		Above	Walk-In Closet	7'6 x 7'0			x		
		Above	Bedroom	15'7 x 10'3			x		
		Above	Bedroom	15'3 x 14'1			x		
		Above	Office	16'5 x 13'5			x		
		Below	Recreation Room	19'4 x 12'6			x		
Suite:		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement:None		MHR#:			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:							
# of Kitchens: 1	# of Rooms: 16								

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

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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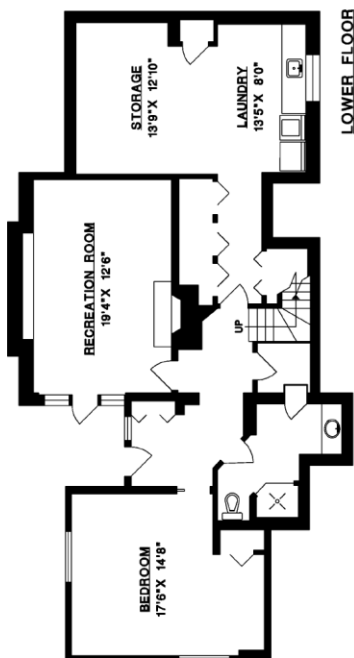
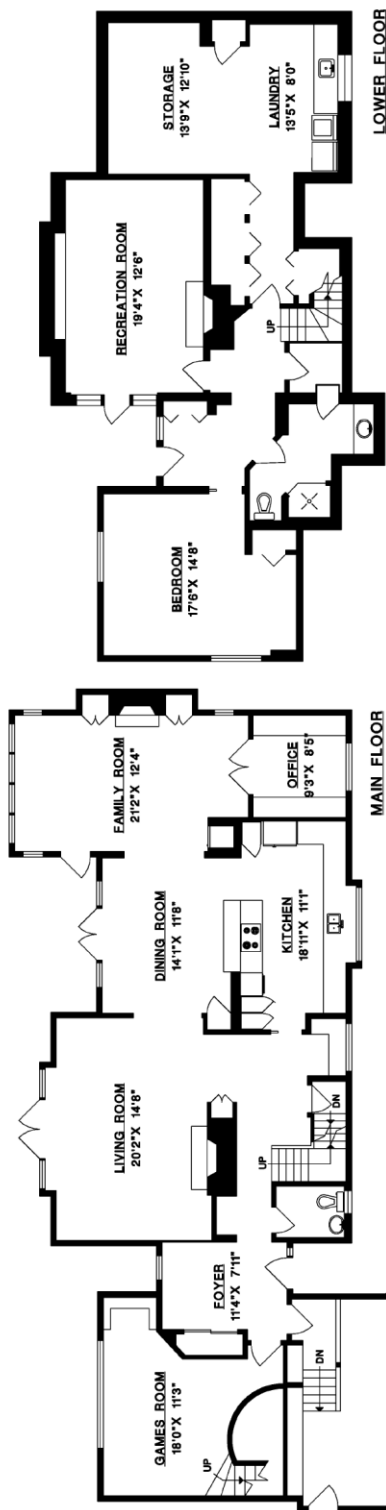
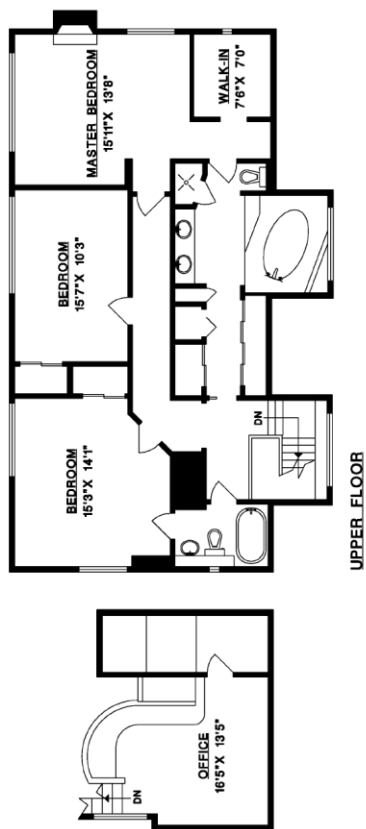
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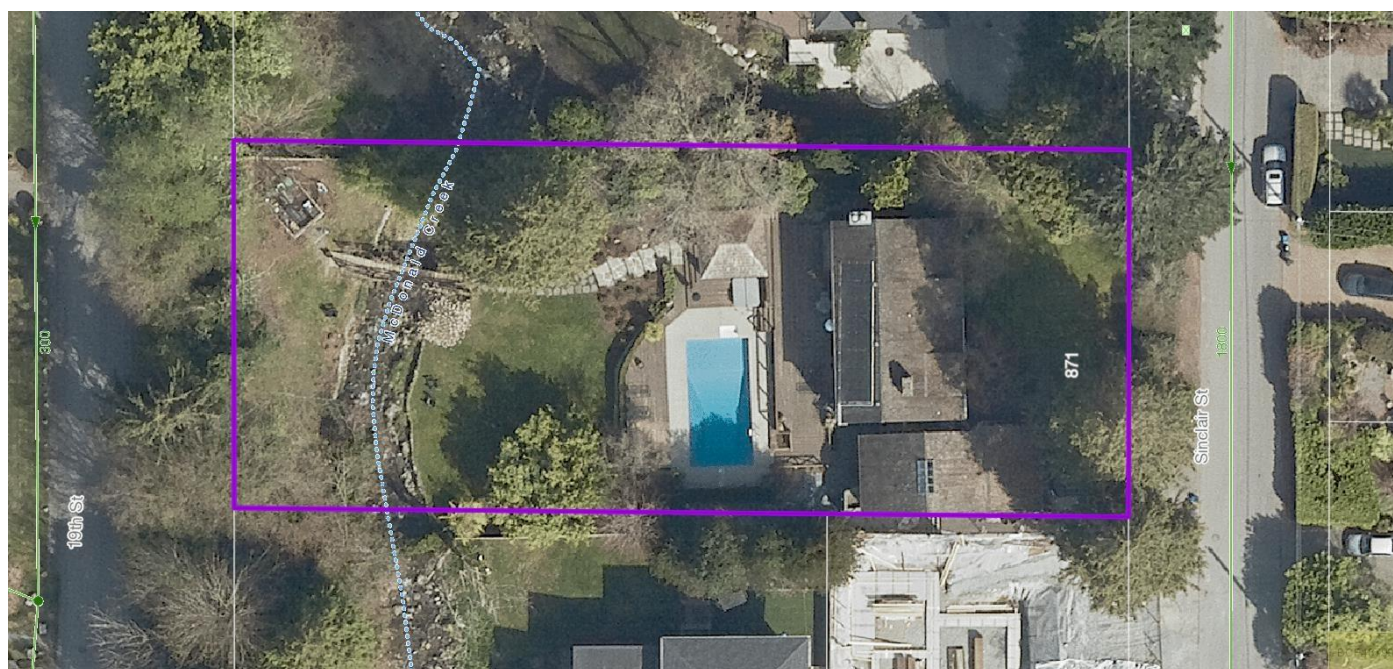
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WEST VANCOUVER

MAIN FLOOR 2,049 SQ.FT.
UPPER FLOOR 1,291 SQ.FT.
LOWER FLOOR 1,361 SQ.FT.
TOTAL 4,701 SQ.FT.
GARAGE 528 SQ.FT.



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