



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



466 Hillcrest Street Offered at \$2,979,000

An incredible site has been in the same family since 1940. This solid post and beam home offering 5 bedrooms and 2,023 square feet of living space is situated on this magnificent 19,602 sq. ft. property. The gently sloping property with a gorgeous creek is ready for redevelopment or renovate the stylish home. Enjoy beautiful views of the city and water. A rare opportunity in an exclusive neighbourhood of luxurious homes.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active **466 HILLCREST STREET** Residential Detached
R2438398 West Vancouver **\$2,979,000 (LP)**
 Board: V Westmount WV (SP) **M**
 House/Single Family V7V 2L7



Sold Date: Frontage (feet): **131.44** Original Price: **\$2,979,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1940**
 Depth / Size: **160.52 IRR** Bathrooms: **2** Age: **80**
 Lot Area (sq.ft.): **19,602.00** Full Baths: **2** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$9,065.73**
 Rear Yard Exp: **East** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **012-195-383**
 Tour:

View: **Yes: city and water views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple		
Exterior: Wood	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen: No	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Water Supply: City/Municipal		Floor Finish: Wall/Wall/Mixed	
Fuel/Heating: Baseboard, Hot Water, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Tar & Gravel			

Legal: **LOT 4, BLOCK 19, PLAN VAP3779, PART E1/2, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 15'10	Below	Bedroom	9'5 x 8'3			x
Main	Dining Room	12'8 x 7'11			x			x
Main	Kitchen	10'10 x 10'9			x			x
Main	Eating Area	10'9 x 9'0			x			x
Main	Master Bedroom	11'9 x 11'8			x			x
Main	Laundry	11'11 x 5'7			x			x
Below	Recreation	16'4 x 11'9			x			x
Below	Bedroom	11'8 x 9'1			x			x
Below	Bedroom	11'7 x 9'1			x			x
Below	Bedroom	11'6 x 8'1			x			x

Finished Floor (Main):	1,057	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	966	# of Levels:	2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	2,023 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	2,023 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

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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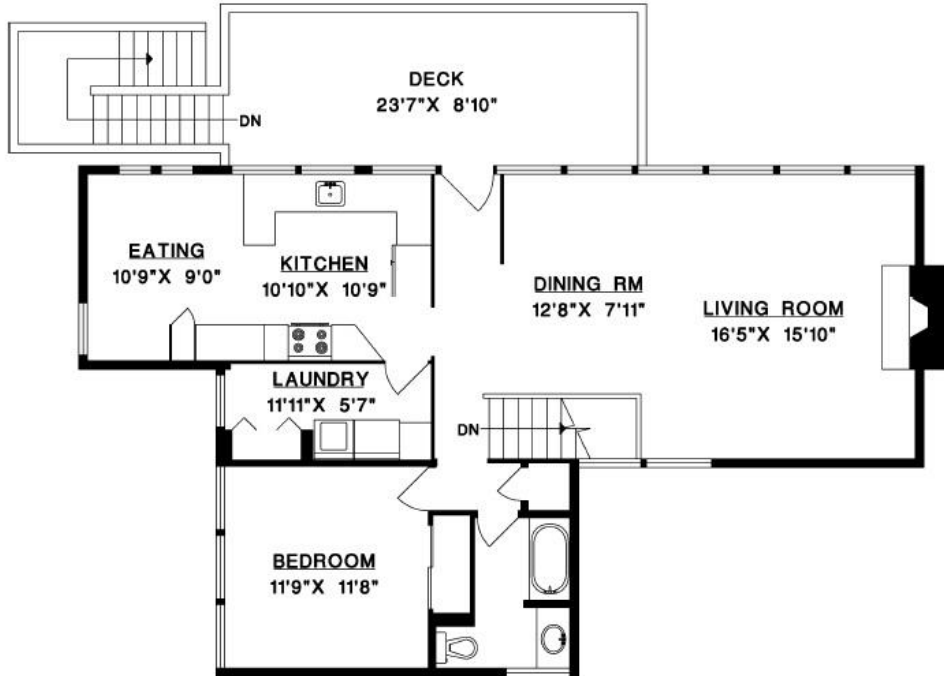
ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* based on MLS home sale
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**466 HILLCREST STREET
WEST VANCOUVER**

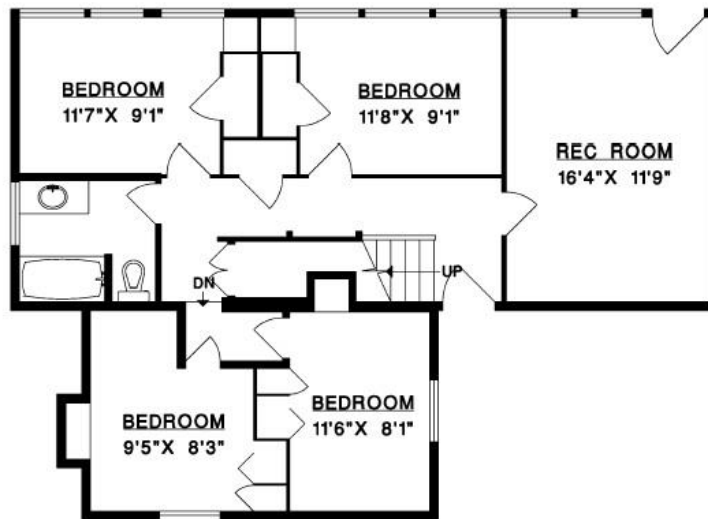
MAIN FLOOR 1,057 SQ.FT.
LOWER FLOOR 966 SQ.FT.

TOTAL 2,023 SQ.FT.

DECK 230 SQ.FT.



MAIN FLOOR



LOWER FLOOR



1" = 6'
SCAI F

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