



Presented by:

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**Active**
R2050923Board: V
House/Single Family**565 INGLEWOOD AVENUE**West Vancouver
Cedardale
V7T 1X4

Residential Detached

\$3,380,000 (LP)

(SP)



Sold Date:	Frontage (feet):	88.00	Original Price: \$3,380,000
Depth / Size (ft.): 333	Bedrooms:	5	Approx. Year Built: 1958
Lot Area (sq.ft.): 36,895.00	Bathrooms:	5	Age: 58
Flood Plain:	Full Baths:	3	Zoning: SFD
Rear Yard Exp:	Half Baths:	2	Gross Taxes: \$5,776.00
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 004-260-953
			Tour:

View: **Yes: Brother's Creek**

Complex / Subdiv:

Services Connected: **Community**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Fibreglass**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single, Open, Visitor Parking**

Dist. to Public Transit: **Near** Dist. to School Bus: **near**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP16156 LT 4 DL1072 LD36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	32' x 18'	Below	Bedroom	13' x 11'			x
Main	Dining Room	13' x 12'	Below	Hobby Room	14' x 8'			x
Main	Kitchen	15' x 13'	Below	Recreation	33' x 18'			x
Main	Family Room	23' x 18'			x			x
Main	Den	14' x 12'			x			x
Main	Master Bedroom	19' x 14'			x			x
Main	Office	12' x 10'			x			x
Below	Bedroom	11' x 11'			x			x
Below	Bedroom	13' x 10'			x			
Below	Bedroom	18' x 14'			x			

Finished Floor (Main): **3,998**
 Finished Floor (Above): **209**
 Finished Floor (Below): **1,947**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **6,154 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **6,154 sq. ft.**

of Rooms: **13**# of Kitchens: **1**# of Levels: **3**

Suite:

Crawl/Bsmt. Height:

Beds in Basement: **0**Basement: **Full**Beds not in Basement: **5**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	5	Yes
3	Main	2	No
4	Below	4	No
5	Below	4	No
6			
7			
8			

Outbuildings

Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Sotheby's Int'l Realty Canada**

Incredible 36,000 SF private property with a tastefully renovated home and situated on a private gated estate overlooking the pristine Brothers Creek across from the highly sought after L'ecole Cedardale School! Offering over 5,000 SF of living with 5 bedrooms, private office, 4 baths and gorgeous indoor swimming pool for year, sauna and air conditioning for year round enjoyment. The ultimate home for entertaining with huge principal rooms, high vaulted ceiling and impressive over sized windows to showcase the amazing tranquility and size of this tremendous property. This is a nature lovers dream and the largest estate of its kind available in the area!