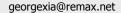


Presented by:

George Xia

RE/MAX Crest Realty Westside Phone: 778-998-2768



V7T 1X4



R2195710 Board: V

565 INGLEWOOD AVENUE West Vancouver Cedardale

Residential Detached \$3,580,000 (LP)

P.I.D.: 004-260-953 Tour: Virtual Tour URL

Dist. to School Bus: Near

(SP) M



Original Price: **\$3,680,000** Sold Date: Frontage (feet): 88.00 Meas. Type: Bedrooms: 5 Approx. Year Built: 1958 **Feet** Depth / Size: 333 5 Age: 59 Bathrooms: 3 **SFD** Lot Area (sq.ft.): 36,895.00 Full Baths: Zoning: 2 Flood Plain: Half Baths: Gross Taxes: \$7,127.78 Rear Yard Exp: For Tax Year: 2017 Council Apprv?: Tax Inc. Utilities?: No

View:

Total Parking: 6

Property Disc.: Yes

Fixtures Leased: No:

PAD Rental:

Floor Finish:

Fixtures Rmvd:

Dist. to Public Transit: Near

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Water

Title to Land: Freehold NonStrata

Covered Parking: 1

Parking: Garage; Single, Open, Visitor Parking

Hardwood, Mixed

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Exterior: Wood

Concrete Perimeter Foundation:

Rain Screen: Reno. Year: Renovations: R.I. Plumbing: R.I. Fireplaces:

of Fireplaces: 3 Fireplace Fuel: Gas - Natural, Wood City/Municipal Water Supply:

Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Patio(s)

Type of Roof: **Asphalt**

PL VAP16156 LT 4 DL 1072 LD 36

Amenities: Pool; Indoor

Site Influences:

Legal:

ClthWsh/Dryr/Frdg/Stve/DW Features:

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

| Finished Floor (Main): | 3,998 | # of Rooms:13 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
|----------------------------|---------------|---|------|-------|-------------|----------|----------------|
| Finished Floor (Above): | 120 | # of Kitchens: 1 | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 1,947 | # of Levels: 3 | 2 | Main | 2 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 6,065 sq. ft. | Crawl/Bsmt. Height: | 4 | Below | 4 | No | Garage Sz: |
| | | Beds in Basement: 0 Beds not in Basement: 5 | 5 | Below | 4 | No | Door Height: |
| Unfinished Floor: | 0 | Basement: Fully Finished | 6 | | | | |
| Grand Total: | 6,065 sq. ft. | | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): RE/MAX Crest Realty Westside

Amazing home situated on over 36,000 sqft privately gated beautiful yard which is close to the highly sought after L'ecole Cedardale School! Offering over 6,000 SF of living with 5 bedrooms, private office, 4 baths and gorgeous indoor swimming pool, 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. Just minutes to all amenities! Open House Sat & Sun 2:00-4:00 PM