755 ANDERSON CRESCENT WEST VANCOUVER

Sentinel Hill, V7T 1S4

Residential Detached \$2,798,000 (LP)

	Sentinel Hill, V7T 1S4					φ2,730,000 (LF	
Depth/Size (ft):	0.0	Bedrooms:	4	Approx. Year Bui	ilt: 1959		
Frontage (ft):		Bathrooms:	2	Age:	65		
.ot Area: (sq.ft.)	14,376.00	Full Baths:	1	Zoning:	SFD		
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,58	36.25	
Rear Yard Exp:				For Tax Year:	2024		
/iew:	Yes			P.I.D.:	006-5	560-148	
ityle of Home:	3 Level Split		Parking:	Total: 3 - Covered	: 1		
Construction:	Frame - Wood		Covered Parking:	1			
Exterior:	Wood		Parking Access:	Front			
oundation:			Parking:	Carport; Single,Op	pen		
ain Screen:			Locker:				
Renovations:	Addition		Units in Dev:				
of Fireplaces:	2 - Fuel: Electric,Wood	ł	Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta		
uel/Heating:	Baseboard,Natural Ga	IS	Property Disc:	Yes			
Outdoor Area:	Patio(s)		PAD Rental:				
Type of Roof:	Torch-On		Fixtures Leased:	No			
Floor Finish:	Hardwood, Tile, Carpet		Fixtures Rmvd:	No			
/Igmt. Company: Complex / Subdiv:	Yes : City, Water & Mo						
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 6, PLAN VAP929 In Suite Laundry Central Location,Priva		learby,Ski Hill Nearby,Treed			1,Smoke	
Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: ite Influences: eatures: eylaw Restric:	Electricity,Natural Gas LOT 6, PLAN VAP929 In Suite Laundry Central Location,Priva Clothes Washer/Dryer	;,Water 2, PART NW1/4, DISTRICT LOT 10 Ite Setting,Private Yard,Shopping N r,Dishwasher,Drapes/Window Cove	learby,Ski Hill Nearby,Treed			1,Smoke	
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Agmt. Company: Complex / Subdiv: Services Connected: egal: amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor bove bove	Electricity,Natural Gas LOT 6, PLAN VAP929 In Suite Laundry Central Location,Priva Clothes Washer/Dryer Alarm,Storage Shed RE/MAX Masters Rea Type Living Room Eating Area Kitchen	s,Water 2, PART NW1/4, DISTRICT LOT 10 ate Setting,Private Yard,Shopping N r,Dishwasher,Drapes/Window Cove alty Dimensions 23'5 x 12'8 11'8 x 10'1 11'8 x 9'9	learby,Ski Hill Nearby,Treed rings,Microwave,Oven - Built Ir Floor Main Main Below	n,Range Top,Refrigerato Type Bedroom Foyer Bedroom	Dimens 10'6 x 1 5'4 x 5'9 7'3 x 13	sions 11'0 9 3'0	
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Igmt. Company: complex / Subdiv: eervices Connected: egal: 	Electricity,Natural Gas LOT 6, PLAN VAP929 In Suite Laundry Central Location,Priva Clothes Washer/Dryer Alarm,Storage Shed RE/MAX Masters Rea Type Living Room Eating Area Kitchen Dining Room Family Room Primary Bedroom	s,Water 2, PART NW1/4, DISTRICT LOT 1(te Setting,Private Yard,Shopping N r,Dishwasher,Drapes/Window Cove alty Dimensions 23'5 x 12'8 11'8 x 10'1 11'8 x 9'9 12'0 x 9'9 12'0 x 9'5 11'8 x 12'0	learby,Ski Hill Nearby,Treed rings,Microwave,Oven - Built Ir Floor Main Below Below Below	n,Range Top,Refrigerato Type Bedroom Foyer Bedroom Family Room Utility	Dimens 10'6 x 1 5'4 x 5'6 7'3 x 13 15'6 x 1 8'9 x 8'0	sions 11'0 9 3'0 13'0 0	
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Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor bove bove bove bove bove lain lain inished Floor (Main): inished Floor (Above):	Electricity,Natural Gass LOT 6, PLAN VAP929 In Suite Laundry Central Location,Priva Clothes Washer/Dryet Alarm,Storage Shed RE/MAX Masters Rea Type Living Room Eating Area Kitchen Dining Room Family Room Primary Bedroom Bedroom	s,Water 12, PART NW1/4, DISTRICT LOT 10 14te Setting,Private Yard,Shopping N r,Dishwasher,Drapes/Window Cover 14ty Dimensions 23'5 × 12'8 11'8 × 10'1 11'8 × 9'9 12'0 × 9'9 12'0 × 9'9 12'0 × 9'5 11'8 × 12'0 10'5 × 11'0 # Of Rooms:	learby,Ski Hill Nearby,Treed rings,Microwave,Oven - Built In Floor Main Below Below Below Below Below Below	n,Range Top,Refrigerato Type Bedroom Foyer Bedroom Family Room Utility Flex Room Bathroom Floor	Dimens 10'6 x 1 5'4 x 5'9 7'3 x 13 15'6 x 1 8'9 x 8'0 16'0 x 9 # of Pieces	sions 11'0 9 3'0 13'0 0 9'8 Ensuite?	
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor bove bove bove bove bove lain lain inished Floor (Main): inished Floor (Below):	Electricity,Natural Gass LOT 6, PLAN VAP929 In Suite Laundry Central Location,Priva Clothes Washer/Dryet Alarm,Storage Shed RE/MAX Masters Rea Type Living Room Eating Area Kitchen Dining Room Family Room Primary Bedroom Bedroom	s,Water (2, PART NW1/4, DISTRICT LOT 10) the Setting,Private Yard,Shopping N r,Dishwasher,Drapes/Window Cover alty Dimensions 23'5 × 12'8 11'8 × 10'1 11'8 × 9'9 12'0 × 9'9 12'0 × 9'9 12'0 × 9'5 11'8 × 12'0 10'5 × 11'0 # Of Rooms: # Of Kitchens:	learby,Ski Hill Nearby,Treed rings,Microwave,Oven - Built Ir Floor Main Below Below Below Below Below Below Below 13	n,Range Top,Refrigerato Type Bedroom Foyer Bedroom Family Room Utility Flex Room Bathroom Floor Main	Dimens 10'6 x 1 5'4 x 5'9 7'3 x 13 15'6 x 1 8'9 x 8'0 16'0 x 9 # of Pieces 3	sions 11'0 9 3'0 13'0 0 9'8 Ensuite? No	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s):	Electricity,Natural Gass LOT 6, PLAN VAP929 In Suite Laundry Central Location,Priva Clothes Washer/Dryer Alarm,Storage Shed RE/MAX Masters Rea Type Living Room Eating Area Kitchen Dining Room Family Room Primary Bedroom Bedroom 741 sqft 934 sqft 755 sqft	s,Water (2, PART NW1/4, DISTRICT LOT 10 the Setting,Private Yard,Shopping N r,Dishwasher,Drapes/Window Cover alty Dimensions 23'5 x 12'8 11'8 x 10'1 11'8 x 9'9 12'0 x 9'9 12'0 x 9'9 12'0 x 9'5 11'8 x 12'0 10'5 x 11'0 # Of Rooms: # Of Kitchens: # Of Levels:	learby,Ski Hill Nearby,Treed rings,Microwave,Oven - Built In Floor Main Below Below Below Below Below Below 313 13 13	n,Range Top,Refrigerato Type Bedroom Foyer Bedroom Family Room Utility Flex Room Bathroom Floor Main	Dimens 10'6 × 1 5'4 × 5'9 7'3 × 13 15'6 × 1 8'9 × 8'0 16'0 × 9 # of Pieces 3	sions 11'0 9 3'0 13'0 0 9'8 Ensuite? No	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Above Above Above Above Above Above Shove	Electricity,Natural Gas LOT 6, PLAN VAP929 In Suite Laundry Central Location,Priva Clothes Washer/Dryer Alarm,Storage Shed RE/MAX Masters Rea Living Room Eating Area Kitchen Dining Room Family Room Primary Bedroom Bedroom 741 sqft 934 sqft 755 sqft 0 sqft	s,Water 2, PART NW1/4, DISTRICT LOT 10 tte Setting,Private Yard,Shopping N r,Dishwasher,Drapes/Window Cover alty Dimensions 23'5 x 12'8 11'8 x 10'1 11'8 x 9'9 12'0 x 9'9 12'0 x 9'5 11'8 x 12'0 10'5 x 11'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	learby,Ski Hill Nearby,Treed rings,Microwave,Oven - Built In Floor Main Below Below Below Below Below Below Below Below Below Bolow	n,Range Top,Refrigerato Type Bedroom Foyer Bedroom Family Room Utility Flex Room Bathroom Floor Main	Dimens 10'6 × 1 5'4 × 5'9 7'3 × 13 15'6 × 1 8'9 × 8'0 16'0 × 9 # of Pieces 3	sions 11'0 9 3'0 13'0 0 9'8 Ensuite? No	

A beautiful West Coast Modern home set back from the road into the side of Sentinel Hill, this elegant two-story split level structure takes full advantage of its dramatic sloping site. A low pitch front gable roof angles over a one story wing and cathedral entry to the west, balanced by a carport & sunroom to the east. Vertical wood boards are the primary cladding. This post and beam structure exemplifies the more casual lifestyle in fashion after WWII. This was achieved through the manipulation of floor levels to provide easy accessibility to the outdoors from different levels. Parklike landscape & yard on the large 14,376 lot with views of the city & Lions Gate. The use of Skylights, and generous wall glazing facing the light and view make for an amazing & bright family home. A Gem!!



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