



Presented by:
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Active
R2865940
Board: V
House/Single Family

965 KING GEORGES WAY

West Vancouver
British Properties
V7S 1S6

Residential Detached

\$11,388,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$11,388,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1992
Frontage(feet): 108.00	Bathrooms: 8	Age: 32
Frontage(metres): 32.92	Full Baths: 7	Zoning: RS3
Depth / Size: 118	Half Baths: 1	Gross Taxes: \$46,984.11
Lot Area (sq.ft.): 26,310.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.60	P.I.D.: 010-398-694	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Panoramic Ocean, City, Islands		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **5** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Other**

Reno. Year: **2014**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **4** Parking Access:
Parking: **Garage; Single, Garage; Triple, Open**
Driveway Finish:
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, Tile**

Legal: **LOT 61, BLOCK 29, PLAN VAP7843, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Elevator, Garden, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)**
Site Influences: **Golf Course Nearby, Recreation Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Pantry, Security System, Smoke Alarm, Swimming Pool Equip., Vaulted Ceiling, Wet Bar**

Finished Floor (Main):	3,564	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,527	Main	Foyer	10'0 x 12'6	Above	Bedroom	16'5 x 17'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'5 x 22'5	Above	Other	13'6 x 8'11	Main	4
Finished Floor (Below):	2,811	Main	Flex Room	16'6 x 12'2	Above	Study	14'7 x 12'3	Main	2
Finished Floor (Basement):	0	Main	Great Room	23'8 x 17'1	Above	Bedroom	15'11 x 14'4	Above	6
Finished Floor (Total):	9,902sq. ft.	Main	Bar Room	15'8 x 10'2	Above	Bedroom	16'5 x 17'0	Above	5
Unfinished Floor:	0	Main	Sauna	5'11 x 9'1	Above	Bedroom	16'5 x 20'1	Above	5
Grand Total:	9,902sq. ft.	Main	Dining Room	15'10 x 31'4	Below	Utility	12'0 x 14'0	Above	5
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	16'5 x 26'11	Below	Media Room	17';2 x 21'8	Below	4
Suite:		Main	Eating Area	12'5 x 12'6	Below	Laundry	11'2 x 3'0	Below	3
Basement:Fully Finished		Main	Family Room	16'5 x 24'1	Below	Recreation Room	25'6 x 30'10		
		Above	Primary Bedroom	16'5 x 23'0	Below	Storage	8'1 x 10'2		
		Above	Walk-In Closet	6'0 x 8'0	Below	Utility	21'3 x 8'9		
		Above	Laundry	6'2 x 7'6	Below	Bedroom	15'2 x 19'11		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 29	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

An extraordinary and opulent european inspired gated estate residence w the most incredible views imaginable! Located in the prestigious British Properties, & on one of the most sought after streets, this timeless work-of-art boasts unobstructed panoramic views from Mt. Baker to Lionsgate Bridge, the Downtown Skyline, Point Grey, UBC & beyond. Truly best in class, this luxurious 9,900+ sqft hm was designed by famed architect, Robert Burger & boasts a level of sophistication & quality rarely seen today. Perfectly situated on a lrg 26,000+ sqft plot, this distinguished hm provides a lavish "country club" lifestyle w manicured gardens, extensive outdoor night-lighting, pool, sauna & full sized tennis court w lights. Additionally, this hm offers a rare 5-6 car show garage, ideal for collectors.