



List Price: \$1,898,000 Previous Price:  
Original Price: \$1,898,000

## Complex/Subdiv:

Frontage: 44.43 ft Bedrooms: 4 PID: 008-589-640  
Depth/Size: 242.88 (1 R/Bathrooms: 4 Type: House/Single Family  
Lot Area SqFt: 27,443 Full Baths: 4 Approx Yr Bilt: 1971  
Rear Yard Exp: W Half Baths: 0 Age at List Date: 44  
Meas Type: Feet If New GST/HST Incl: Taxes: \$4,336 (2014)  
Flood Plain: Zoning: RS10

View: Y - Sunset & Ocean  
Serv. Connected: Electricity, Natural Gas, Water

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Near
Type of Roof:	Wood			Dist to School Bus:	Near
Renovations:		Reno Year:		Possession:	
Flooring:				Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL VAP13484 LT 25 BLK G DL 886 LD 36

## Amenities:

Site Influences: Recreation Nearby, Shopping Nearby  
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'4 X 15'1	Below	Recreation Room	18'9 X 9'10			X
Main F.	Dining	13'3 X 11'4	Below	Nook	7'3 X 7'3			X
Main F.	Kitchen	16'7 X 15'2			X			X
Main F.	Foyer	15'1 X 7'1			X			X
Main F.	Master Bedroom	16'10 X 14'6			X			X
Main F.	Walk-In Closet	9'11 X 6'5			X			X
Main F.	Bedroom	17'0 X 11'6			X			X
Main F.	Bedroom	10'7 X 9'5			X			X
Main F.	Bedroom	10'7 X 9'2			X			X
Below	Games Room	19'0 X 13'11			X			

## Floor Area (SqFt):

Main Floor Area SqFt:	2,255	Total # Rooms:	12	<u>Bathrooms</u>	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1		2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	759	Finished Levels:	2		3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	5'		4 3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	3,014	Basement Area:	Unfinished, Crawl		5
					6
Unfinished Floor:	451	Suite:			7
Grand Total Floor Area:	3,465				8

Listing Broker(s): Angell Hasman (E.Christiansen)

A majority of this gorgeous Lewis open rafter, panoramic view, home has undergone a substantial Brian Hemingway renovation that is absolutely stunning. Features include 3,014 sq. ft. of living space, 4 bedrooms, a luxurious master suite, and huge decks and gardens facing west to enjoy the spectacular view. Bring your own ideas to complete the renovation to this fabulous home situated at the end of a private cul-de-sac on a 27,443 sq. ft. property just minutes to Caulfeild Village, Caulfeild Elementary and Rockridge High School.



List Price:	\$5,998,000	Previous Price:	
		Original Price:	\$5,998,000
Complex/Subdiv:	WEST BAY		
Frontage:	16.54 ft	Bedrooms:	4
Depth/Size:	152.23 (1 R/F)	Bathrooms:	6
Lot Area SqFt:	9,210	Full Baths:	3
Rear Yard Exp:	S	Half Baths:	3
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS4
View:	Y - Gorgeous Close In Water Views		
Serv. Connected:	Electricity, Natural Gas, Water		
PID:	010-852-506	Type:	House/Single Family
Approx Yr Blt:	2014	Age at List Date:	1
Taxes:	\$9,854 (2014)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	5	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Glass, Metal, Stone				
Rainscreen:	Full	R/I Plumbing:		Dist to Public Trans:	Near
Type of Roof:	Metal			Dist to School Bus:	Near
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Mixed, Tile			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Hot Water, Radiant			Mortgage Info:	\$0
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL VAP21715 LT 19 BLK 23 DL 558 LD 36 EP19183.
Amenities:	
Site Influences:	Cul-de-Sac, Recreation Nearby, Shopping Nearby, Private Setting
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Hot Tub Spa/Swirlpool

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'11 X 15'5	Below	Recreation Room	35'10 X 14'11			X
Main F.	Dining	17'11 X 10'3	Below	Bedroom	12'1 X 9'9			X
Main F.	Kitchen	18'10 X 13'2	Below	Storage	18'5 X 5'3			X
Main F.	Office	13'3 X 11'11			X			X
Main F.	Foyer	19'2 X 8'4			X			X
Above	Master Bedroom	18'10 X 16'			X			X
Above	Walk-In Closet	14'2 X 8'			X			X
Above	Bedroom	12'2 X 11'2			X			X
Above	Bedroom	13'7 X 9'11			X			X
Above	Laundry	19' X 6'3			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,677	Total # Rooms:	13
Finished Floor Up SqFt:	1,639	# Kitchens:	1
Finished Floor Down:	1,507	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	4,823	Basement Area:	None
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	4,823		8

Listing Broker(s): Angell Hasman (E.Christiansen)

Situated on prestigious Sunset Lane, this new custom built home offers the very best in both materials & design with incredible close in views of water, city & bridge from an East, South & West facing 9,209 sq. ft. lot. The spacious floor plan on the main floor offers gleaming hardwood that blends the chef's kitchen with great room living and dining rooms, all open to a huge covered patio and fire pit. Offering 4 bedrooms (3 on the upper floor) all with spa like ensuite bathrooms. A total of 3 levels with 4,823 sq. ft. of living space, extensive millwork built-ins, Control 4, LED lighting, wok kitchen + more. An absolute pleasure to show.