



Presented by:
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Active

R3179265

Board: V

House/Single Family

1115 OTTABURN ROAD

West Vancouver

British Properties

V7S 2J7

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,999,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1949
Frontage(feet): 50.00	Bathrooms: 2	Age: 77
Frontage(metres): 15.24	Full Baths: 2	Zoning: RS3
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$7,347.93
Lot Area (sq.ft.): 6,100.00	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 0.14	P.I.D.: 011-478-918	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: Views of the water upstairs		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Wood**

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Tile - Concrete**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4**

Covered Parking: **0**

Parking Access: **Front**

Parking: **Open**

Driveway Finish: **Paving Stone**

Dist. to Public Transit: **2km**

Dist. to School Bus: **1km**

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Hardwood, Mixed**

Legal: **LOT 20, PLAN VAP4577, DISTRICT LOT 1081 NE 1/4, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	949	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	9'3 x9'0			x	Floor #Pc
Finished Floor (AbvMain2):	0	Main	Living Room	13'1 x14'3			x	Main 4
Finished Floor (Below):	993	Main	Dining Room	13'6 x8'8			x	Below 4
Finished Floor (Basement):	0	Main	Kitchen	12'9 x11'7			x	
Finished Floor (Total):	1,942sq. ft.	Main	Primary Bedroom	12'11 x10'0			x	
Unfinished Floor:	0	Below	Foyer	13'0 x12'10			x	
Grand Total:	1,942sq. ft.	Below	Family Room	13'0 x16'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	9'1 x11'8			x	
Suite:		Below	Bedroom	10'9 x10'2			x	
Basement:None		Below	Walk-In Closet	6'7 x2'10			x	
		Below	Storage	12'10 x7'11			x	
		Below	Laundry	6'2 x9'7			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Oakwyn Realty Ltd.**

Build your dream home on one of West Vancouver's most peaceful streets. This blank canvas offers the rare chance to design a custom home in a quiet, tree-lined neighbourhood. Pleasing ocean views from the upper floor hint at even more spectacular vistas once you build up, and lane access offers flexibility for garage placement, a laneway structure, or future design options. Check with the District for all possibilities. Walk to Sentinel Secondary, the sought-after Chartwell Elementary school catchment & Hollyburn Country Club, with tennis & family amenities moments from your door. Quick access to freeway, Park Royal, Ambleside Beach, and the Lions Gate Bridge makes commuting to downtown Vancouver effortless. Assessed at \$2,268,800. Seize this opportunity to build in West Vancouver today!