



1360 Queens Avenue Offered at \$3,990,000

Don't miss this stunning modern 4 to 5 bed, 6 bath home in Ambleside offering 4,936 sq. ft. of luxurious living on a 10,082 sq. ft. lot. Built with premium steel & wood construction, this residence features floor-to-ceiling windows & a seamless open-concept layout. The chef's kitchen includes a 16-foot island, power cabinets & a full Miele appliance package. Upstairs offers 4 spacious bedrooms, laundry, & beautiful city & Lions Gate Bridge views. The primary suite boasts a spa-like ensuite, walk-in closet, & a large sun-filled deck. The lower level includes a media room, custom wine tasting lounge, gym or 5th bedroom, & mudroom with access to a 2-car garage. Radiant heat, A/C, & high-end finishes throughout. Steps to Ridgeview Elementary, West Vancouver Secondary & minutes to Collingwood.



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Active R3100543 Board: V House/Single Family	1360 QUEENS AVENUE West Vancouver Ambleside V7T 2H9	Residential Detached \$3,990,000 (LP) (SP)
	Sold Date: Meas. Type: Feet Frontage(feet): 82.54 Frontage(metres): 25.16 Depth / Size: 82.49 Lot Area (sq.ft.): 10,082.00 Lot Area (acres): 0.23 Flood Plain: View: Yes: City & Lions Gate Bridge view Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 6 Full Baths: 5 Half Baths: 1 Rear Yard Exp: South P.I.D.: 006-867-952 Original Price: \$3,990,000 Approx. Year Built: 2017 Age: 9 Zoning: RS3 Gross Taxes: \$17,837.80 For Tax Year: 2025 Tax Inc. Utilities?: Tour:
Style of Home: 3 Storey Construction: Concrete Frame, Frame - Metal, Frame - Wood Exterior: Glass, Fibre Cement Board, Wood Foundation: Concrete Perimeter	Total Parking: 6 Covered Parking: 2 Parking Access: Lane Parking: Garage; Double Driveway Finish: Paving Stone 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: :	
Renovations: # of Fireplaces: 3 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Hot Water, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On	Reno. Year: Rain Screen: Full Metered Water: R.I. Plumbing:	Floor Finish: Hardwood, Tile
Legal: LOT 4, PLAN VAP8398, PART NW1/4, DISTRICT LOT 1083, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Amenities: Air Cond./Central		
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Wine Cooler		
Finished Floor (Main): 1,923 Finished Floor (Above): 1,643 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,370 Finished Floor (Basement): 0 Finished Floor (Total): 4,936 sq. ft. Unfinished Floor: 0 Grand Total: 4,936 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Basement: None	Floor Type Dimensions Main Living Room 20'2 x 18'5 Main Dining Room 18'11 x 10'3 Main Kitchen 22'4 x 18'1 Main Pantry 5'7 x 5'5 Main Family Room 18'4 x 16'0 Main Office 18'3 x 6'11 Above Primary Bedroom 23'10 x 12'5 Above Walk-In Closet 12'10 x 8'8 Above Bedroom 12'8 x 10'4 Above Bedroom 12'8 x 10'4 Above Bedroom 10'6 x 10'0 Above Laundry 6'5 x 6'2 Below Recreation Room 17'7 x 11'6	Floor Type Dimensions Below Media Room 19'3 x 17'7 Below Gym 13'6 x 9'0 Below Storage 8'0 x 7'2 Below Utility 8'0 x 7'2 x x x x x x x x
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 17	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Listing Broker(s): Bellevue Realty Group		

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

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1360 Queens Avenue
West Vancouver

LIVING AREA	4,936 SF
MAIN FLOOR	1,923 SF
UPPER FLOOR	1,643 SF
LOWER FLOOR	1,370 SF

AUXILIARY AREA	1,664 SF
MAIN DECK	745 SF
UPPER DECK	456 SF
GARAGE	463 SF



Valid Until: September 13, 2026

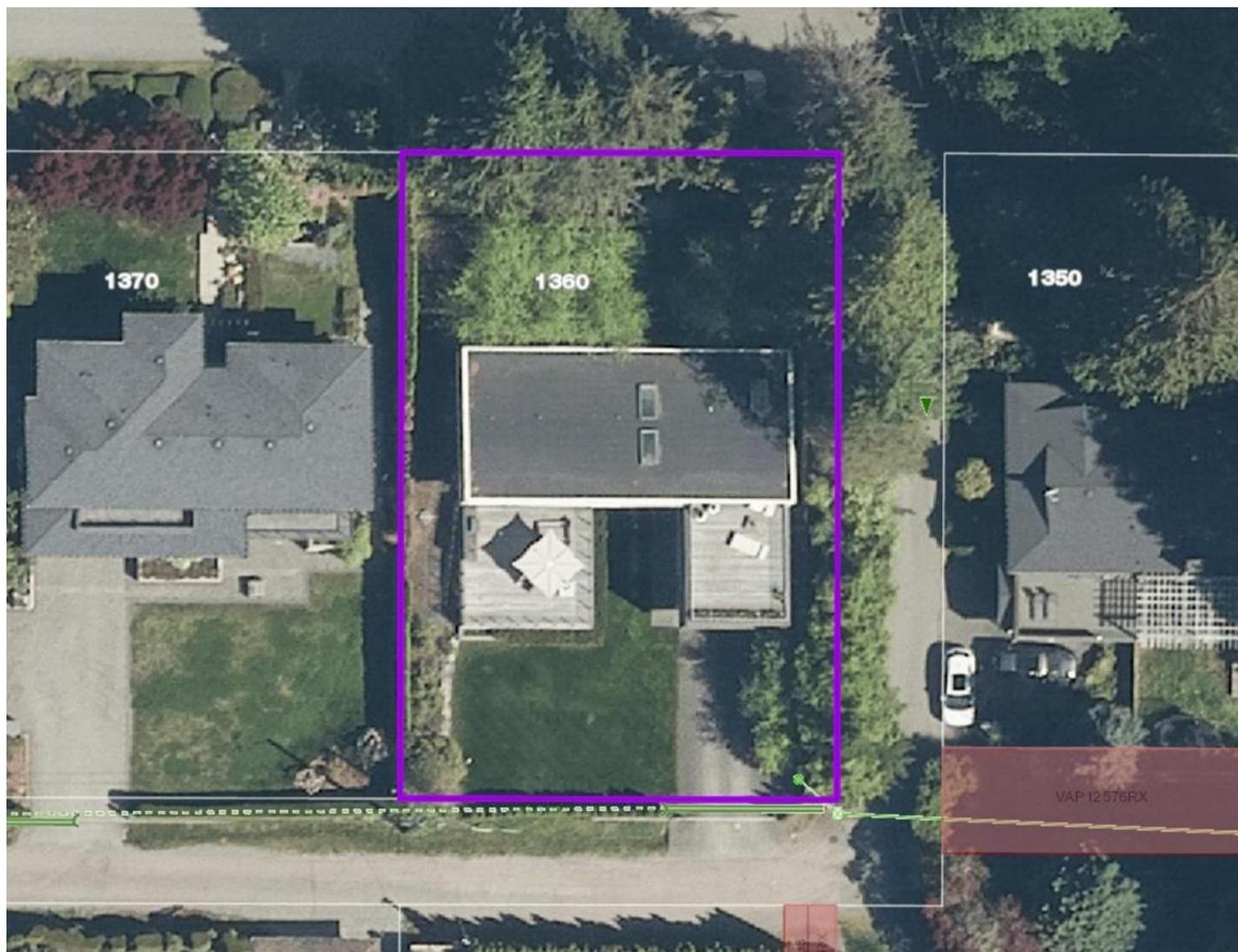
All dimensions are approximate and not suitable for architectural/construction use. This is for informational purposes only. All measurements are based on the information provided. Total area includes unimproved area. We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.



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