

2 VIEW LOTS

SUBDIVISION READY



930 ESQUIMALT AVENUE

WEST VANCOUVER

rennie

930 ESQUIMALT AVENUE





Rendering shown.

LOWER SENTINEL HILL 2-LOT SUBDIVISION WITH STUNNING VIEWS!

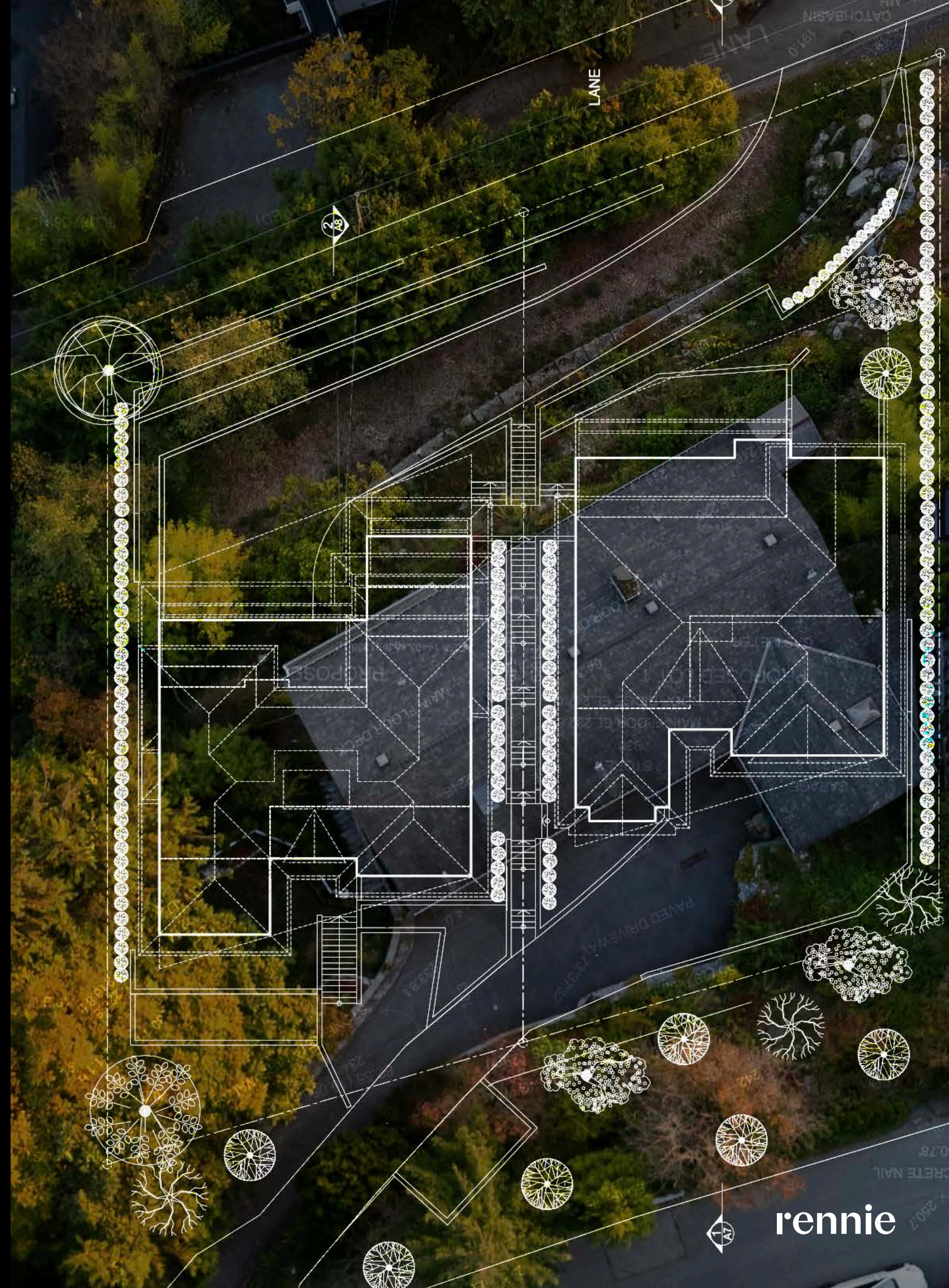
A rare opportunity to develop two custom residences in Lower Sentinel Hill, one of West Vancouver's most coveted neighbourhood. This prime subdivision has been surveyed and verified for "Outright Use as a standard subdivision" by Bill Chapman – Chapman Land Surveying Ltd.

The West Vancouver Municipality has issued a Statement of Conditions Letter for subdivision approval, subject to outlined conditions, with the primary requirement being the demolition of the existing home. Each lot is designated for a single-family residence, presenting an ideal canvas for luxury home development.

Boasting breathtaking panoramic views of Lions Gate Bridge, the ocean, and Stanley Park, this estate offers mature landscaping and two legal south-side lots, each with a 62' frontage and approximately 7,034 to 7,350 SF. The total estate size is 14,360 SF, with dual access from Esquimalt Avenue and the laneway, enhancing design flexibility and convenience.

This is a rare opportunity to secure a subdivided property in a prestigious location—offered for sale as a subdivision. The potential is endless.

Note: the property is being sold as a subdivision



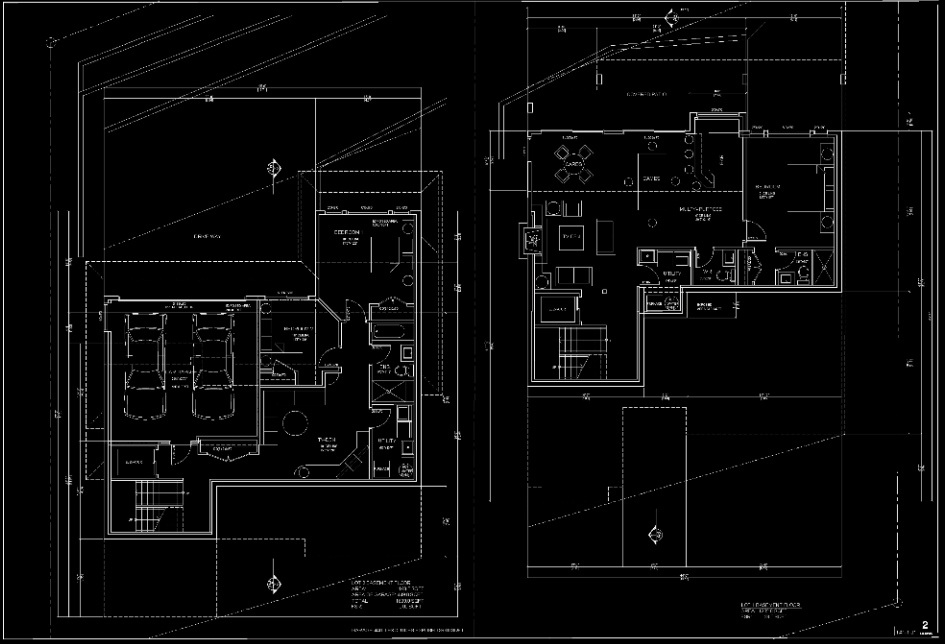
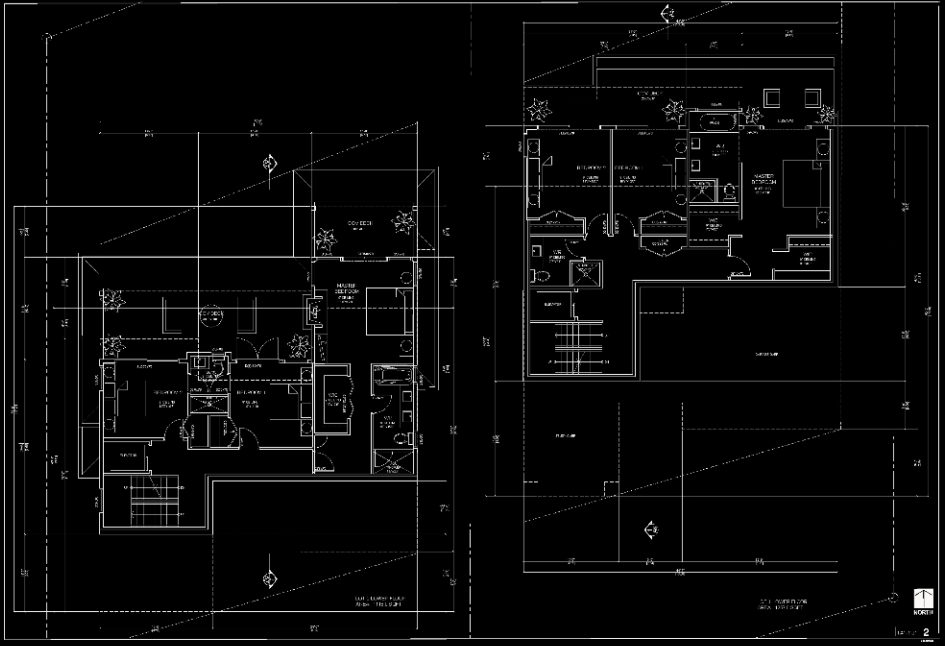
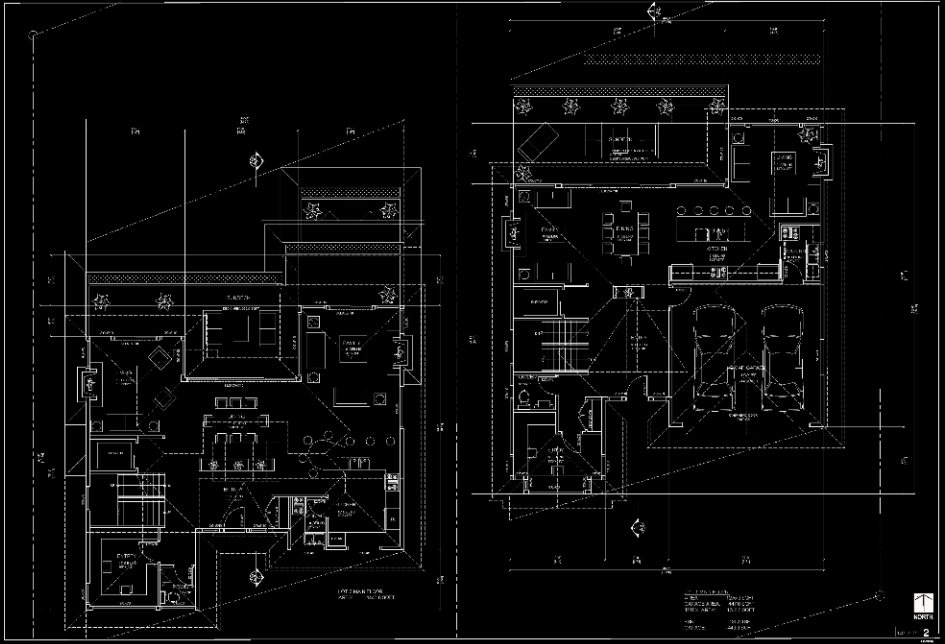
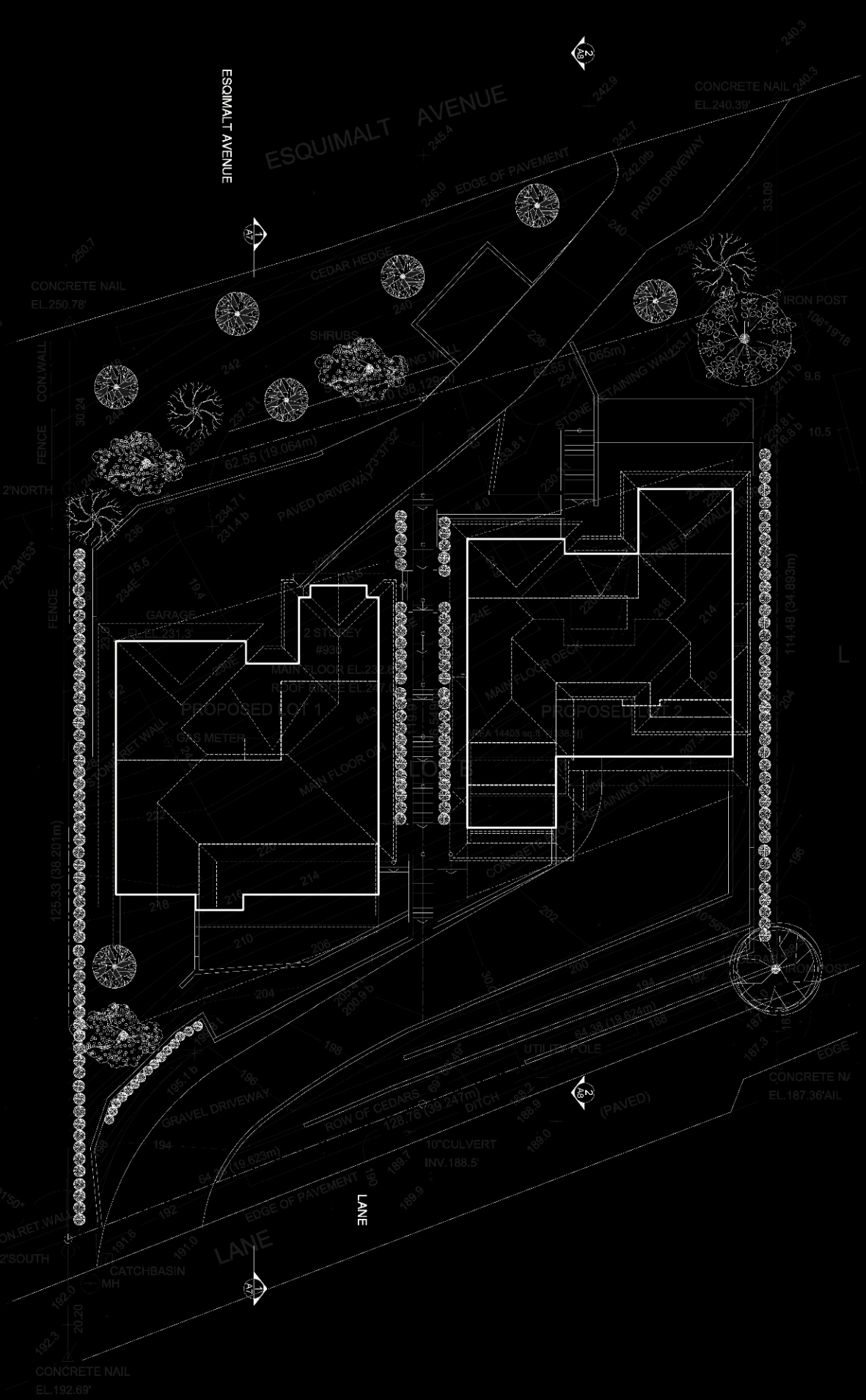
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TREE LEGEND

	WIDE SPREADER
	SHRUBS
	WIDE SPREADER
	SHRUBS
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	SHRUBS

PROPOSED LANDSCAPE+
TREE REPLACEMENT



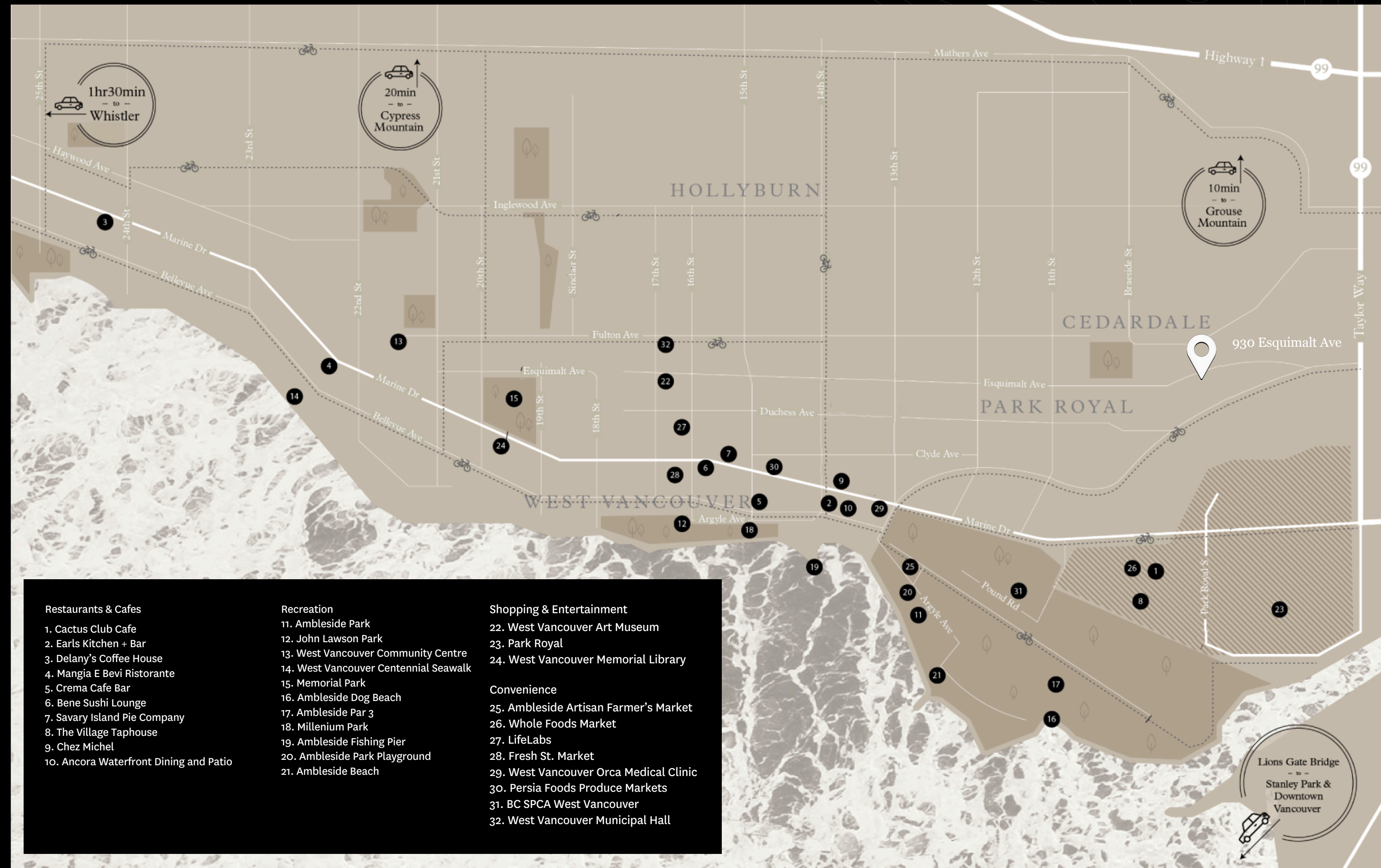
Perched above the heart of West Vancouver, Sentinel Hill boasts some of the most breathtaking views in the city. From all three levels of this home in this coveted neighbourhood, you can enjoy **unobstructed panoramas** stretching from **downtown Vancouver, Lions Gate Bridge, and Stanley Park to the majestic Mount Baker, SFU, UBC, the ocean, the sparkling Burrard Inlet, and the surrounding islands**. Whether it's the golden hues of sunrise over the city or the twinkling lights at night, the scenery from Sentinel Hill is truly unparalleled.

Despite its elevated vantage point, Sentinel Hill remains one of **West Vancouver's most underrated and best-kept secrets**. Unlike other view properties that require long, winding drives into the hills, Sentinel Hill **provides a rare combination of incredible views and exceptional walkability**. Nestled just minutes from Ambleside Beach, Park Royal Shopping Centre, and top-rated schools, this neighbourhood seamlessly blends convenience with prestige.

For those seeking a home that offers both **unparalleled views and an unbeatable location**, Sentinel Hill stands out as a **rare and extraordinary opportunity**. With its prime setting, easy access to urban amenities, and quiet residential charm, this area remains a hidden treasure in West Vancouver's luxury real estate market.







Restaurants & Cafes

- 1. Cactus Club Cafe
- 2. Earls Kitchen + Bar
- 3. Delany's Coffee House
- 4. Mangia E Bevi Ristorante
- 5. Crema Cafe Bar
- 6. Bene Sushi Lounge
- 7. Savary Island Pie Company
- 8. The Village Taphouse
- 9. Chez Michel
- 10. Ancora Waterfront Dining and Patio

Recreation

- 11. Ambleside Park
- 12. John Lawson Park
- 13. West Vancouver Community Centre
- 14. West Vancouver Centennial Seawalk
- 15. Memorial Park
- 16. Ambleside Dog Beach
- 17. Ambleside Par 3
- 18. Millenium Park
- 19. Ambleside Fishing Pier
- 20. Ambleside Park Playground
- 21. Ambleside Beach

Shopping & Entertainment

- 22. West Vancouver Art Museum
- 23. Park Royal
- 24. West Vancouver Memorial Library

Convenience

- 25. Ambleside Artisan Farmer's Market
- 26. Whole Foods Market
- 27. LifeLabs
- 28. Fresh St. Market
- 29. West Vancouver Orca Medical Clinic
- 30. Persia Foods Produce Markets
- 31. BC SPCA West Vancouver
- 32. West Vancouver Municipal Hall



Situated just three blocks from Park Royal, Ambleside Village, beaches, and the pier, this location offers unmatched convenience. Its proximity to downtown, amenities, parks, and quick elevation provides spectacular panoramic views—all within walking distance.



PROPERTY DETAILS OF CURRENT HOME

930 ESQUIMALT AVENUE

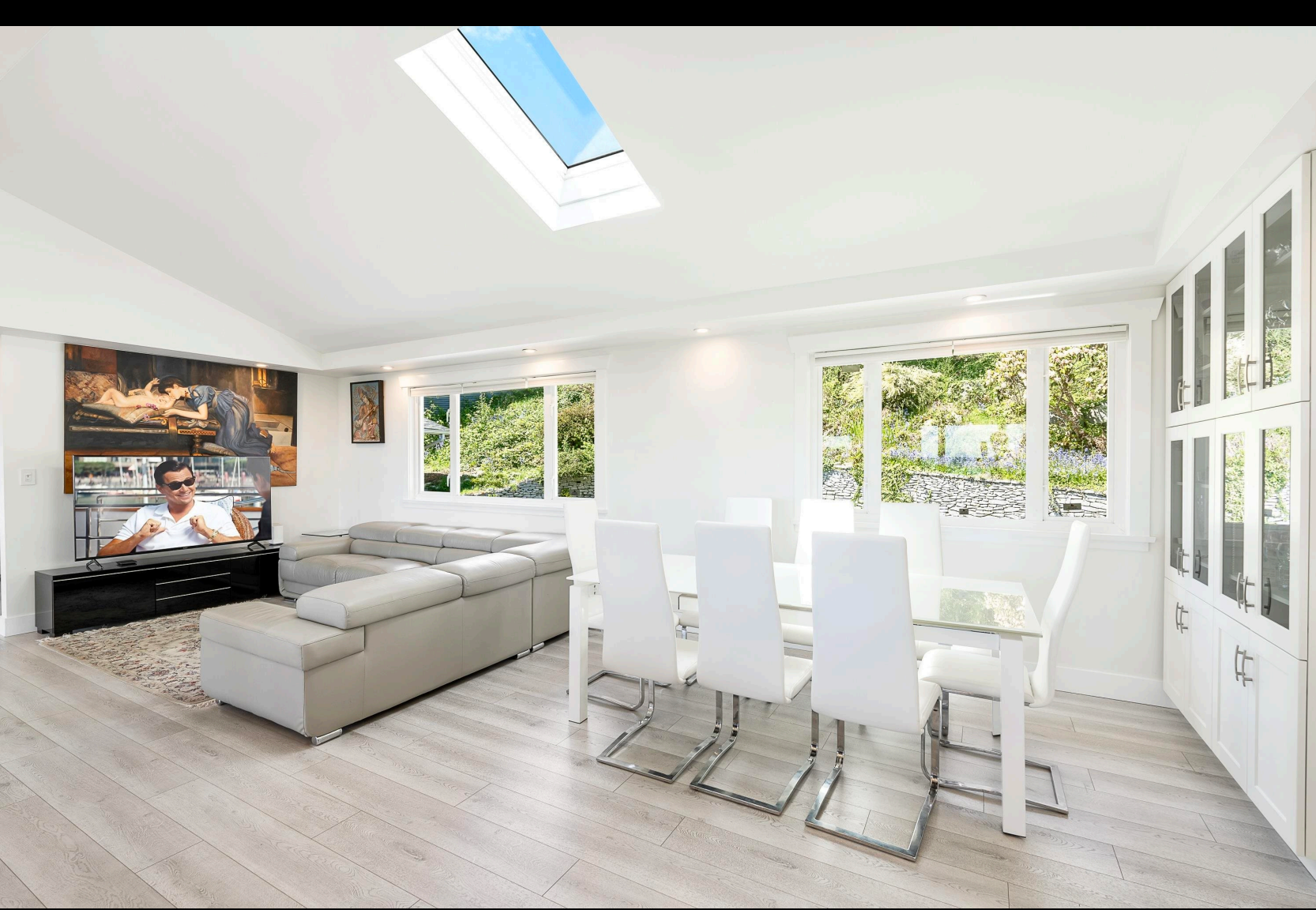
\$4.998 M

WEST VANCOUVER

SUB-AREA/COMMUNITY	SENTINEL HILL
STYLE OF HOME	RANCHER/BUNGALOW WITH LOFT
BEDROOMS	4
BATHROOMS	4
FLOOR LEVELS	2
FLOOR PLAN TOTAL	4,222 SF
LOT SIZE	14,360 SF
FRONTAGE	126.00 FT
DEPTH	125 FT
YEAR BUILT	1956
TAXES	\$9,426.48

Situated in the prestigious Sentinel Hill neighborhood of West Vancouver, this beautifully renovated Rancher/Bungalow with a loft offers 4,222 square feet of living space, seamlessly blending classic charm with modern comforts. Originally built in 1956, the home features 4 bedrooms and 4 bathrooms, meticulously updated interiors, and a spacious double garage. Renovated between 2019-2020, the two-level residence also includes a full basement suite, making it an excellent holding property. With southern exposure, lane access, and breathtaking ocean, sunset, and downtown views, this home provides a serene and luxurious living experience.



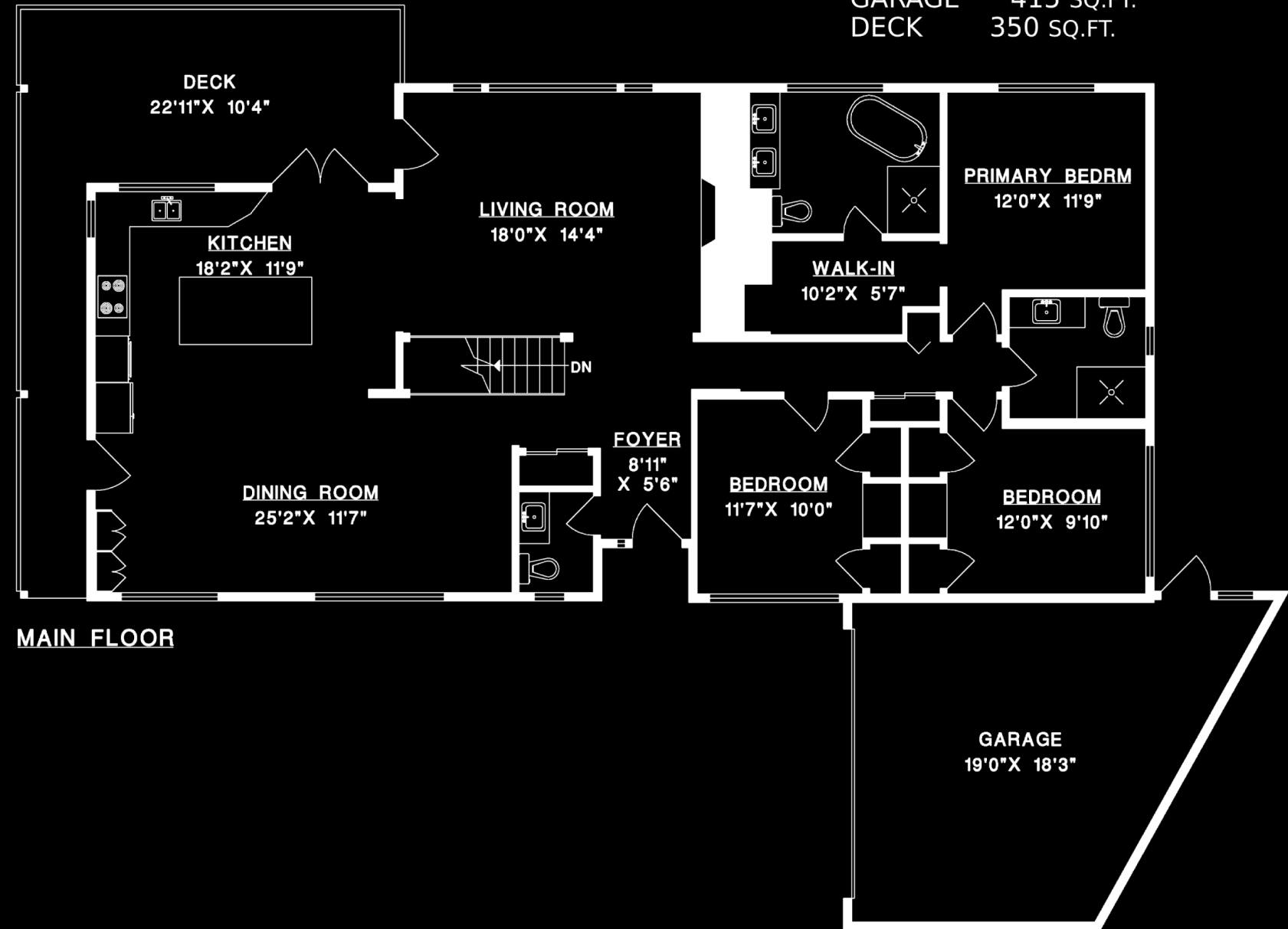




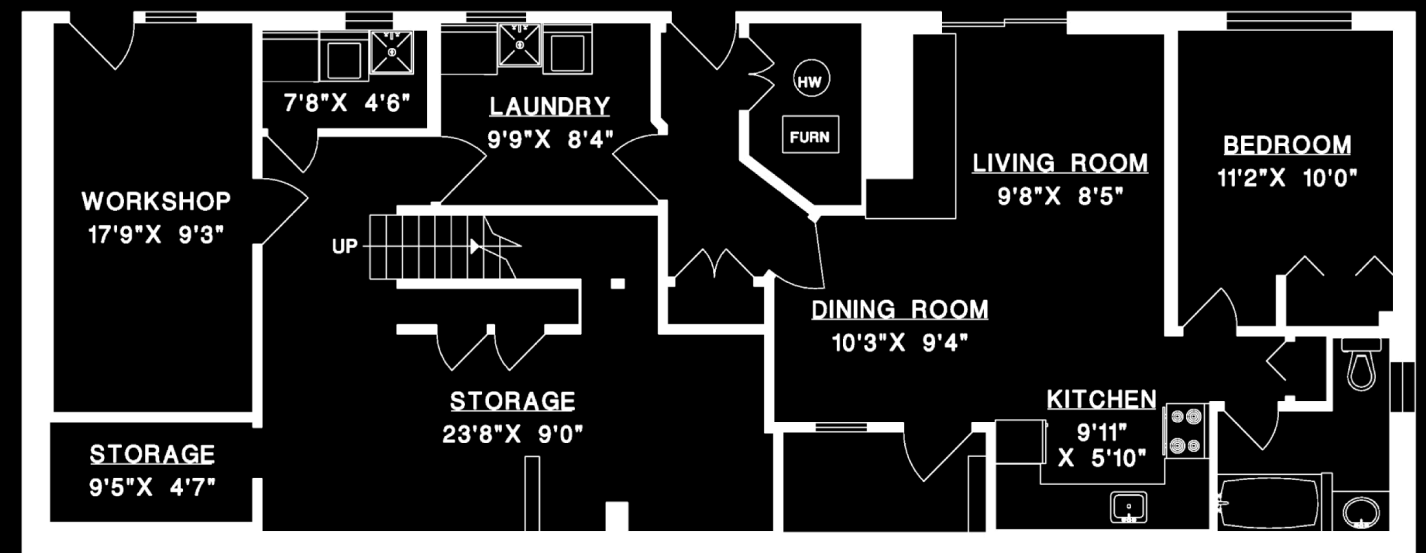




MAIN FLOOR 1,857 SQ.FT.
 LOWER FLOOR 1,600 SQ.FT.
TOTAL 3,457 SQ.FT.
 GARAGE 415 SQ.FT.
 DECK 350 SQ.FT.



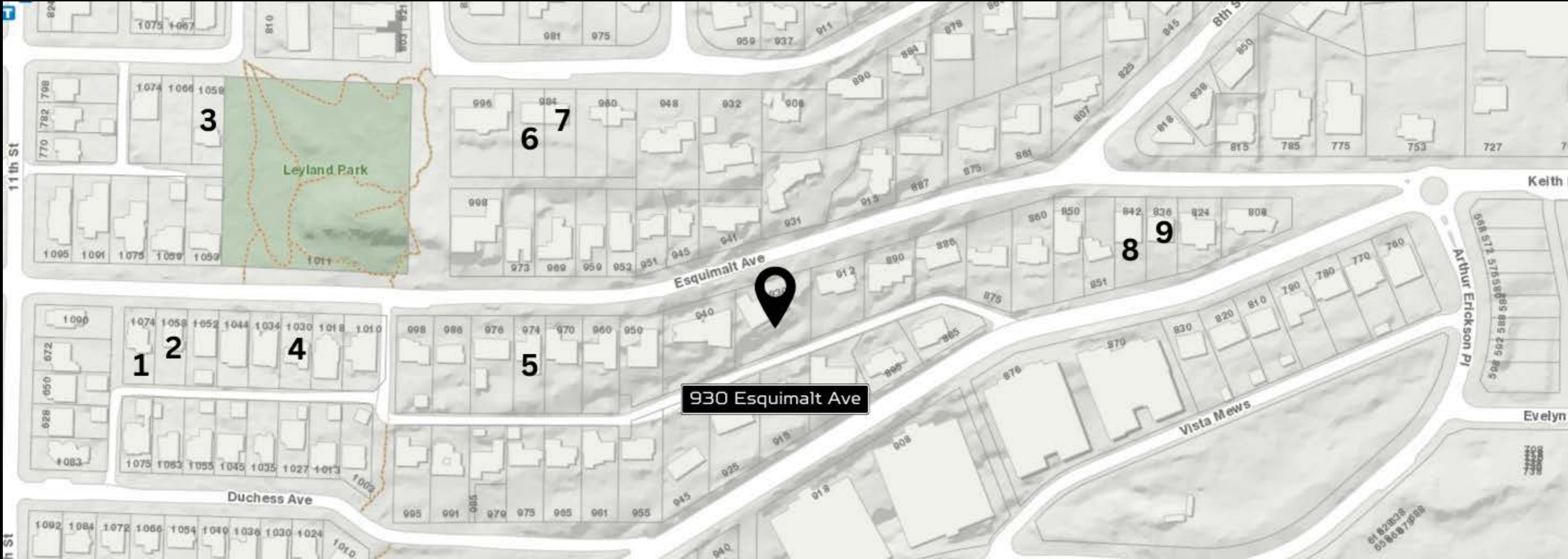
MAIN FLOOR



LOWER FLOOR







Recent Sales of Comparable Lots

1. 1074 Esquimalt Avenue (6,100 sq. ft.) – Sold for **\$2.515M** in 2023
2. 1058 Esquimalt Avenue (6,100 sq. ft.) – Sold for **\$2.795M** in 2021
3. 1058 Fulton Avenue (7,050 sq. ft.) – Sold for **\$2.56M** in 2023
4. 1030 Esquimalt Avenue (6,100 sq. ft.) – Sold for **\$3M** in 2021
5. 974 Esquimalt Avenue (7,790 sq. ft.) – Sold for **\$2.87M** in 2023
6. 988 Anderson Crescent (7,198 sq. ft.) – Sold for **\$2.8M** in 2022
7. 984 Anderson Crescent (7,198 sq. ft.) – Sold for **\$2.8M** in 2022
8. 842 Esquimalt Avenue (7,070 sq. ft.) – Sold for **\$2.6M** in 2017
9. 836 Esquimalt Avenue (6,470 sq. ft.) – Sold for **\$2.5M** in 2018

930 Esquimalt Avenue: A Rare Opportunity

In recent years, demand for buildable lots has surged, with investors and homeowners acquiring land for redevelopment and luxury home construction. By analyzing these recent sales, it's evident that **930 Esquimalt Avenue offers exceptional value in this sought-after location.**

The **average lot size** of the sales above is **6,786 sq. ft.**, significantly smaller than each lot at **930 Esquimalt Avenue**. Additionally, the **average sale price** for these lots is **\$2.715M**.

With each lot at **930 Esquimalt Avenue** priced at **\$2.499M**, they present **outstanding value** and offer **superior views** compared to the others above.

All relevant documents are available upon request, including **complete home plans, detailed surveys, development permit, notice of permit, oil tank certificate, and official subdivision approvals.** These documents offer valuable insight into the property's development potential, ensuring a seamless transition for future planning and construction.



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