

1058 FULTON

WEST VANCOUVER

PRESTIGIOUS SENTINEL HILL

Prime location. Tranquil setting adjacent to Leyland park, mins to Park Royal, Ambleside seawall and Hollyburn Elementary. 3 bedroom 2 bath home (approx 2500 sf), nestled in a park-like setting with complete privacy and 50' x 141' sunny south facing back yard with lane.

THE OPPORTUNITY to create your dream home, on a prime view lot with building plans available for purchase, ready to submit for permit. Conveniently located minutes away from the upscale Park Royal shopping center, ensuring effortless access to world-class amenities. Immerse yourself in breathtaking panoramic views, where the tranquil waters meet the fiery sunsets. This property boasts an ever-changing canvas of natural beauty that will captivate your senses day in and day out. With no hydro wires impeding your view, you can relish in the unobstructed beauty that surrounds you.

\$2,599,000

NEW LISTING

Taxes 2023: \$6,453
MLS R2797499



WHAT YOU'LL LOVE

- 3 Bed, 2 Bath
- near Park Royal
- completely private
- ocean views
- 50' x 141' lot
- Sunset views
- flat lot 7,059 sf
- no wires impeding view
- adjacent 2 acre park
- 4 blks to Hollyburn elem

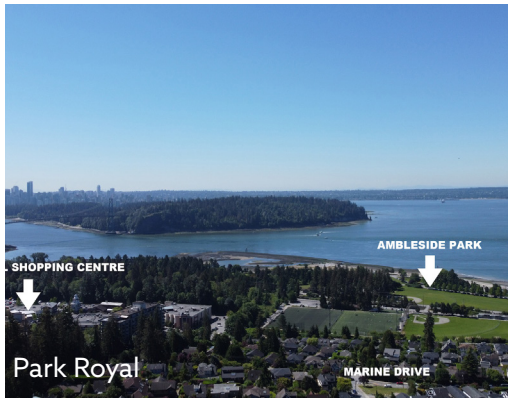
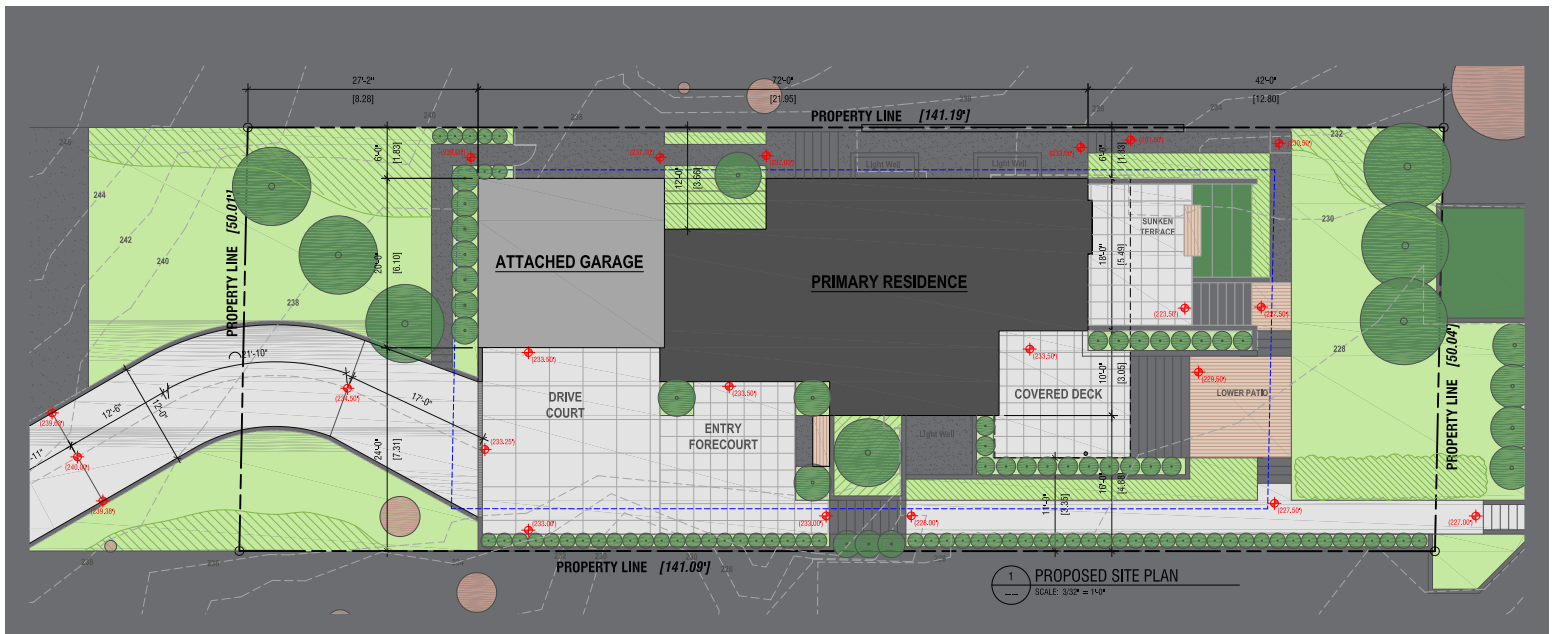
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THE PROPERTY

Situated on a spacious and flat lot with laneway access, this gem is tucked away in a tranquil and private setting. Adjacent to the serene 2 acre, Leyland Park, you'll experience a sense of calm and serenity while still being 4 blocks to renowned schools, making it an ideal location for families seeking the perfect balance of convenience and tranquility. A true trophy property, for a legacy home to be created on and passed down for generations.



PRELIMINARY PLANS

RS5 zoning
 50' x 141' magnificent view lot
 Plans for 3295 sf modern home
 3 bed, 3 bath

Main Floor	1,147
2nd floor	1,027
Lower floor	1,121

Total	3,295
Attached garage	440
Potential for additional	440 sf on lower level.

Plans can be purchased separately.
 Embark on your dream home project with ease and confidence, saving you valuable time.

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