



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5440 West Vista Court Offered at \$7,990,000

This Hlynsky designed stunner has unquestionably the most incredible view I have ever seen. ANYWHERE!!! Situated on a 36,307 sq. ft. property, this home offers a spacious 4,566 sq. ft. of living space, 14 foot high ceilings, 4 bedrooms, 5 bathrooms (including an incredible master suite and lower level steam shower). Enjoy spectacular views from every room, the large patios and decks, hot tub and invisible edge swimming pool. This is truly a once in a lifetime opportunity. Views like this are impossible to find and other homes in the area have sold in excess of \$10,000,000.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active R2539050		5440 WEST VISTA COURT			Residential Detached			
Board: V		West Vancouver Upper Caulfeild V7W 3G8			\$7,990,000 (LP)			
House/Single Family					(SP) M			
		Sold Date:		Frontage (feet):	57.52	Original Price: \$7,990,000		
		Meas. Type:	Feet	Bedrooms:	4	Approx. Year Built: 2012		
		Depth / Size:	369.28 IRR	Bathrooms:	5	Age: 9		
		Lot Area (sq.ft.):	36,307.00	Full Baths:	4	Zoning: RS10		
		Flood Plain:		Half Baths:	1	Gross Taxes: \$21,276.36		
		Rear Yard Exp:	South			For Tax Year: 2020		
		Council Apprv?:				Tax Inc. Utilities?:		
		If new, GST/HST inc?:				P.I.D.: 028-715-306		
						Tour: Virtual Tour URL		
				View:		Yes: unobstructed city and water		
		Complex / Subdiv:						
		Services Connected:		Electricity, Natural Gas, Water				
		Sewer Type:						
Style of Home: 2 Storey		Total Parking: 4		Covered Parking: 2	Parking Access: Front			
Construction: Frame - Wood		Parking: Garage; Double						
Exterior: Stone, Wood		Dist. to Public Transit: Near		Dist. to School Bus: Near				
Foundation: Concrete Perimeter		Title to Land: Freehold NonStrata						
Rain Screen: Full		Property Disc.: Yes						
Renovations:		PAD Rental:						
# of Fireplaces: 2		Fixtures Leased: No						
Fireplace Fuel: Natural Gas		Fixtures Rmvd: No						
Water Supply: City/Municipal		Floor Finish: Hardwood, Tile						
Fuel/Heating: Hot Water, Natural Gas, Radiant								
Outdoor Area: Balcny(s) Patio(s) Dck(s)								
Type of Roof: Metal								
Legal: LOT 5, PLAN BCP49563, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT								
Amenities: Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub								
Site Influences: Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby								
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW								
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 16'4	Main	Storage	9'0 x 7'6			x
Main	Dining Room	19'9 x 10'0	Below	Recreation	19'11 x 15'6			x
Main	Kitchen	15'6 x 14'8	Below	Games Room	16'5 x 14'6			x
Main	Master Bedroom	16'0 x 15'4	Below	Bedroom	15'4 x 15'1			x
Main	Walk-In Closet	9'2 x 5'3	Below	Bedroom	15'1 x 11'7			x
Main	Walk-In Closet	9'2 x 5'3	Below	Bedroom	13'6 x 10'8			x
Main	Den	16'3 x 13'3	Below	Laundry	15'8 x 8'8			x
Main	Wine Room	9'2 x 5'4	Below	Storage	11'0 x 4'11			x
Main	Foyer	10'2 x 10'2	Below	Utility	10'2 x 8'7			x
Main	Mud Room	6'9 x 5'9			x			x
Finished Floor (Main):	2,383	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:	
Finished Floor (Below):	2,183	# of Levels: 2	2	Main	7	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	3	Below	4	No	Pool:	
Finished Floor (Total):	4,566 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	Yes	Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	5	Below	4	Yes	Grg Dr Ht:	
Grand Total:	4,566 sq. ft.	Basement: None	6					
			7					
			8					
Listing Broker(s): Angell, Hasman & Associates (Eric)								

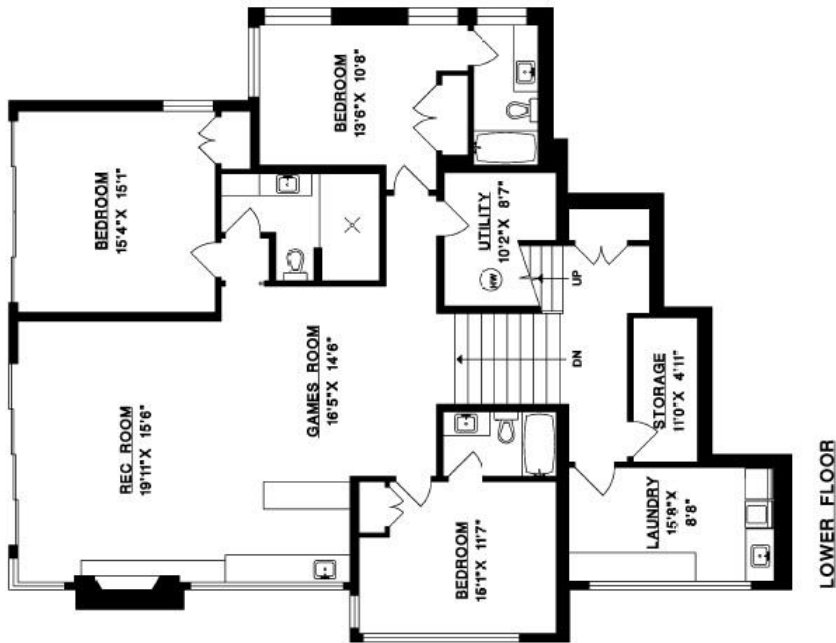
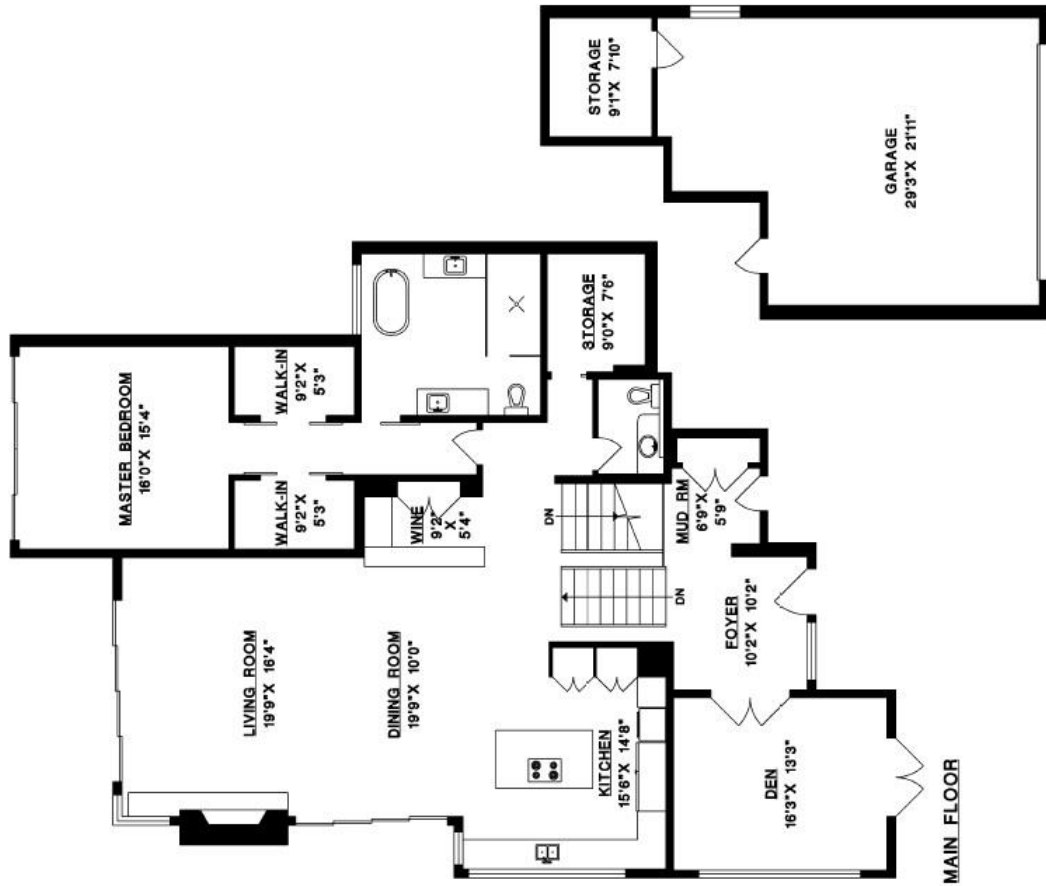
Full video tour at www.ericchristiansen.com

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



**5440 WEST VISTA COURT
WEST VANCOUVER**

MAIN FLOOR 2,383 SQ.FT.
LOWER FLOOR 2,183 SQ.FT.
TOTAL 4,566 SQ.FT.
GARAGE 629 SQ.FT.
STORAGE 83 SQ.FT.



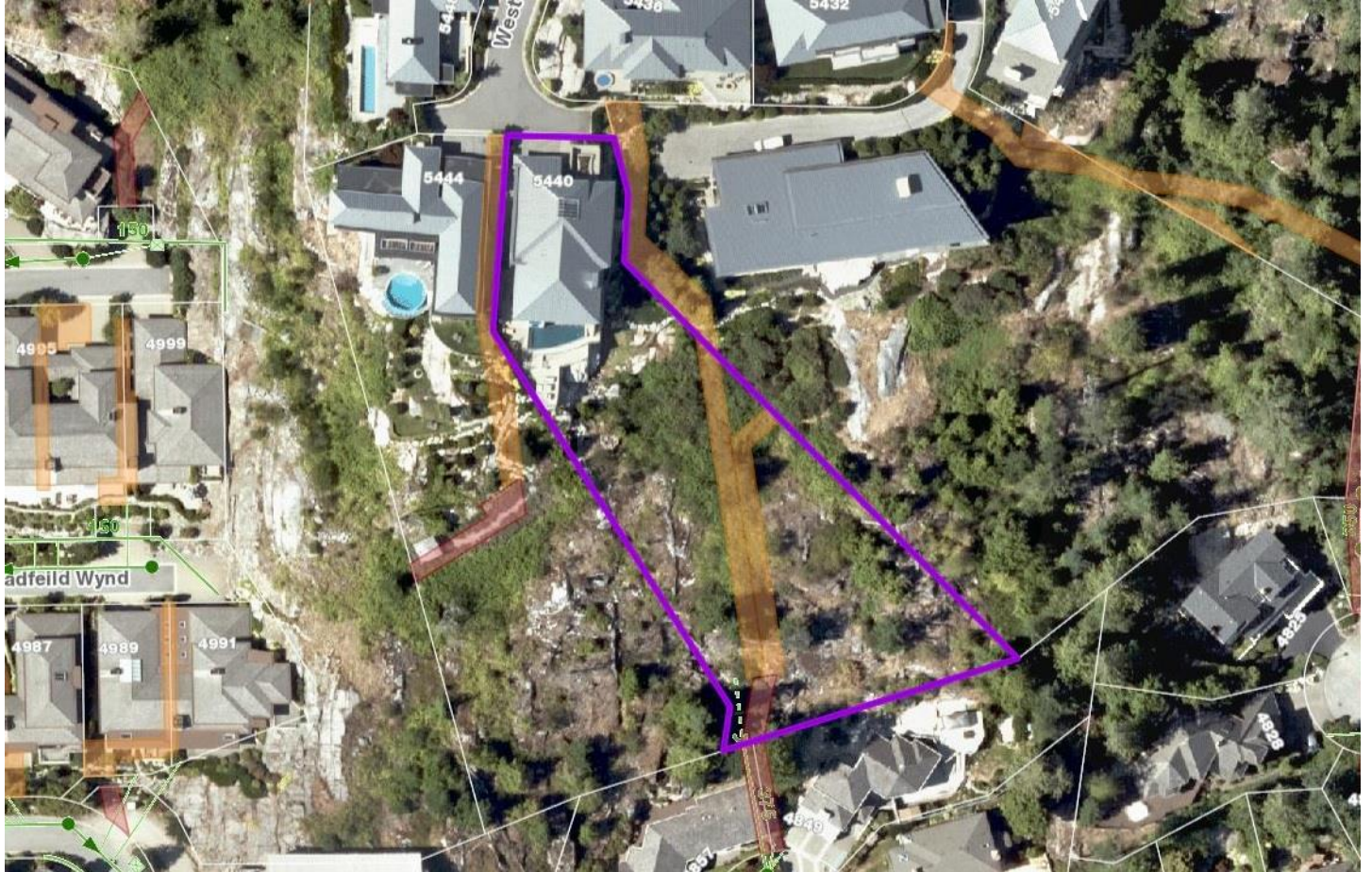
SCALE
1" = 1'





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