



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4615 Cherbourg Drive Offered at \$2,990,000

This gorgeous home is situated on a huge 21,154 sq. ft. property in the heart of Caulfeild on prestigious Cherbourg Drive. Feature of this 4,109 sq. ft., 5 bedroom, 3 bathroom home include spacious rooms, vaulted ceilings and numerous French Doors opening to huge patios and a completely private sundrenched pool. The property is stunning with numerous mature plants, a picturesque creek and separate cottage. An absolutely perfect place to raise your family with access to public tennis courts and Caulfeild Elementary from your back yard. Also, just a few minutes' walk to Rockridge High school and Caulfeild Village shopping. Don't miss this rare opportunity in an incredible location.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active **4615 CHERBOURG DRIVE** Residential Detached
R2487275 West Vancouver **\$2,990,000 (LP)**
 Board: V Caulfeild **(SP) M**
 House/Single Family V7W 1H8



Sold Date: Frontage (feet): **100.00** Original Price: **\$2,990,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1968**
 Depth / Size: **287.75 IRR** Bathrooms: **3** Age: **52**
 Lot Area (sq.ft.): **21,154.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,927.17**
 Rear Yard Exp: **Southwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-704-213**
 Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Community, 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: Wood	Dist. to Public Transit: Near		
Foundation: Concrete Perimeter	Dist. to School Bus: Near		
Rain Screen: No	Reno. Year: 2009	Title to Land: Freehold NonStrata	
Renovations: Addition	R.I. Plumbing:	Property Disc.: Yes	
# of Fireplaces: 4	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Electric, Natural Gas	Metered Water:	Fixtures Leased: No :	
Water Supply: City/Municipal		Fixtures Rmvd: No :	
Fuel/Heating: Electric, Forced Air, Natural Gas		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Wood			

Legal: **LOT 5, BLOCK 1 OF G, PLAN VAP9254, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	29'7 x 15'4	Main	Flex Room	13'2 x 9'5			x
Main	Dining Room	17'4 x 15'3	Above	Bedroom	14'11 x 12'0			x
Main	Kitchen	22'5 x 10'1	Above	Bedroom	14'11 x 12'0			x
Main	Family Room	18'5 x 15'4	Above	Den	15'4 x 11'10			x
Main	Recreation	25'3 x 15'4	Above	Storage	11'1 x 5'1			x
Main	Bedroom	11'11 x 12'7						x
Main	Bedroom	11'11 x 12'5						x
Main	Bedroom	11'11 x 8'7						x
Main	Foyer	11'3 x 10'1						x
Main	Laundry	10'0 x 7'5						x

Finished Floor (Main): 3,077	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,032	# of Kitchens: 1	1	Main	6	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed: Shed
Finished Floor (Basement): 0	Suite:	3	Above	5	Yes	Pool:
Finished Floor (Total): 4,109 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 4,109 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

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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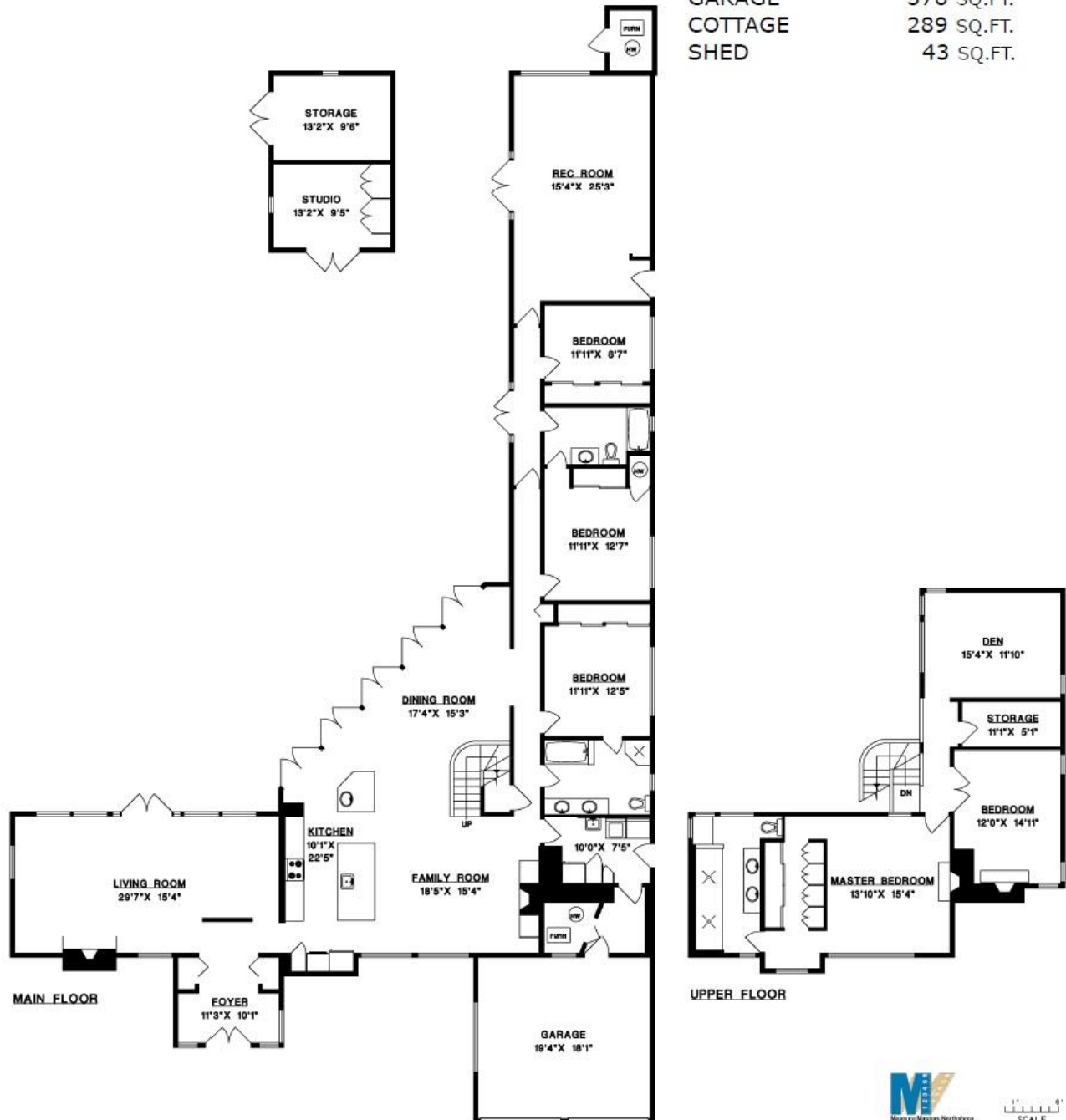
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ERIC CHRISTIANSEN
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WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* Based on MLS houses sold
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4615 Cherbourg Drive
WEST VANCOUVER

MAIN FLOOR	3,077 SQ.FT.
UPPER FLOOR	1,032 SQ.FT.
TOTAL	4,109 SQ.FT.
GARAGE	378 SQ.FT.
COTTAGE	289 SQ.FT.
SHED	43 SQ.FT.



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