



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5843 Falcon Road Offered at \$3,298,000



A penthouse lifestyle without common elevators and a strata to deal with. This is the perfect home for a small family or couple downsizing and not ready for an apartment or someone in an apartment wanting more privacy. Absolute luxury and the spacious one level floor plan are to be enjoyed in this 2,000 sq. ft., PLUS 443 sq. ft. of covered outdoor living space. This 3 bedroom home that was substantially rebuilt in 2016 and is an entertainer's dream with an open layout, high ceilings, and a dream kitchen. The covered patio with fireplace, barbeque area and elevator to the garage is a must see. Situated on a private 12,240 sq. ft. property in an amazing neighbourhood close to recreation, trails, shopping, marinas and golf.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active R2533975		5843 FALCON ROAD West Vancouver Eagleridge V7W 1W5		Residential Detached \$3,298,000 (LP) (SP) 				
Board: V House/Single Family				Sold Date: _____ Frontage (feet): 94.00 Original Price: \$3,298,000 Meas. Type: Feet Bedrooms: 3 Approx. Year Built: 2016 Depth / Size: 141.60 IRR Bathrooms: 3 Age: 5 Lot Area (sq.ft.): 12,240.00 Full Baths: 3 Zoning: RS3 Flood Plain: _____ Half Baths: 0 Gross Taxes: \$5,778.83 Rear Yard Exp: North For Tax Year: 2020 Council Apprv?: _____ Tax Inc. Utilities?: _____ If new, GST/HST inc?: _____ P.I.D.: 007-300-166 Tour: Virtual Tour URL				
View: Yes: water and island views		Complex / Subdiv: _____		Services Connected: Electricity, Natural Gas, Water				
Sewer Type: _____		Style of Home: 1 Storey		Total Parking: 3 Covered Parking: 1 Parking Access: Front				
Construction: Frame - Wood		Exterior: Stucco, Wood		Parking: Garage; Single				
Foundation: Concrete Perimeter		Reno. Year: 2018		Dist. to Public Transit: Near Dist. to School Bus: Near				
Rain Screen: _____		R.I. Plumbing: _____		Title to Land: Freehold NonStrata				
Renovations: Completely		R.I. Fireplaces: _____		Property Disc.: Yes				
# of Fireplaces: 2		Water Supply: City/Municipal Metered Water: _____		PAD Rental: _____				
Fireplace Fuel: Natural Gas		Fuel/Heating: Baseboard, Electric, Natural Gas		Fixtures Leased: No				
Water Supply: _____		Outdoor Area: Patio(s)		Fixtures Rmvd: No				
Type of Roof: Asphalt		Legal: LOT 34, BLOCK A, PLAN VAP17236, DISTRICT LOT 772, NEW WESTMINSTER LAND DISTRICT		Floor Finish: Hardwood, Tile				
Amenities: Elevator		Site Influences: Central Location, Cul-de-Sac, Marina Nearby, 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	25'1 x 17'9			x			x
Main	Dining Room	17'2 x 12'5			x			x
Main	Kitchen	17'2 x 9'10			x			x
Main	Master Bedroom	15'11 x 12'4			x			x
Main	Bedroom	15'00 x 9'11			x			x
Main	Bedroom	12'4 x 11'0			x			x
Main	Foyer	8'8 x 6'3			x			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	1,979	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:	
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	3	Main	4	Yes	Pool:	
Finished Floor (Total):	1,979 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:	
Grand Total:	1,979 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.

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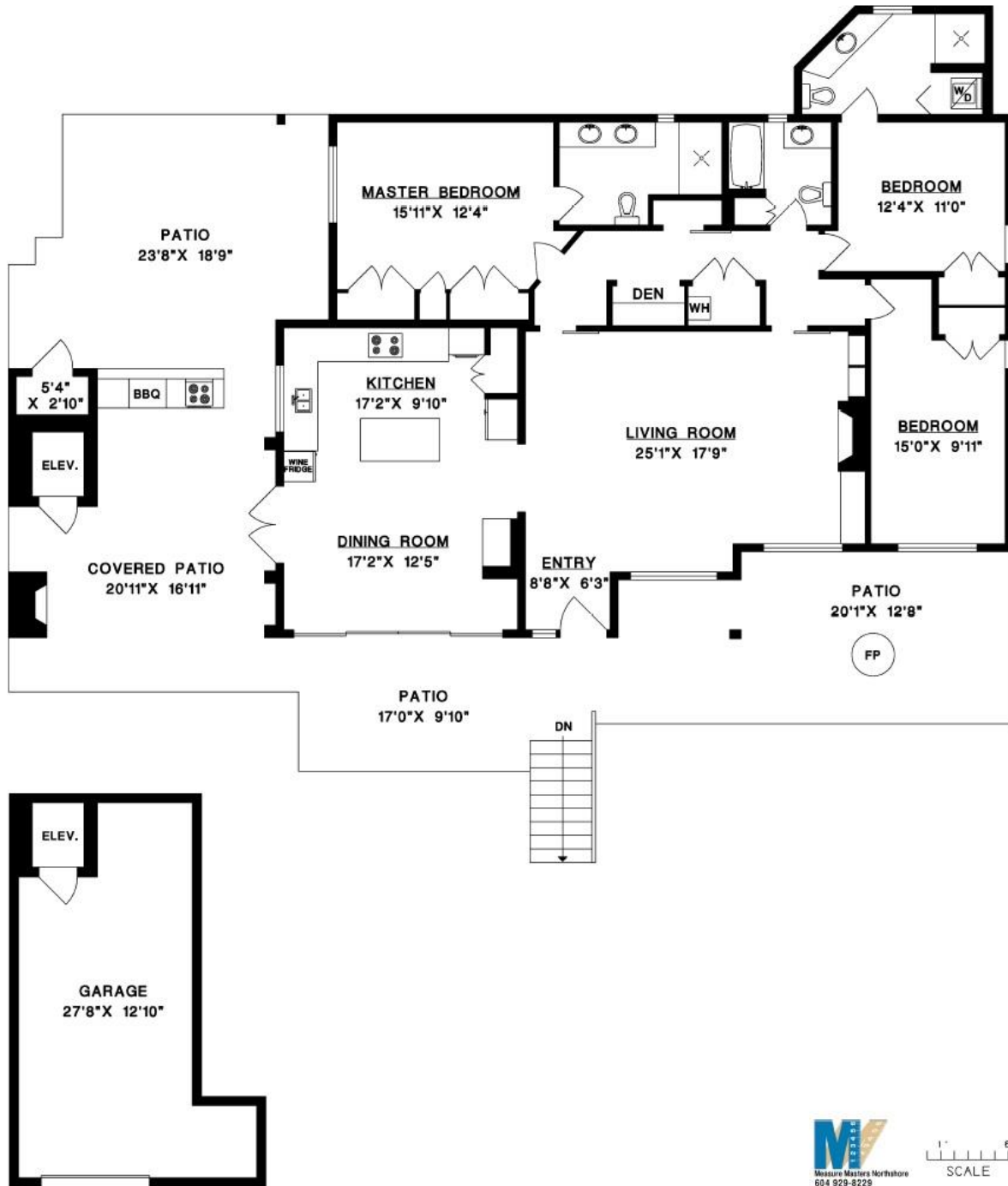
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ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
*Based on MLS homes sold
MOBILE 604.312.9999
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**5843 FALCON ROAD
WEST VANCOUVER**

TOTAL 1,979 SQ.FT.
PATIOS 1,432 SQ.FT.
GARAGE 443 SQ.FT.



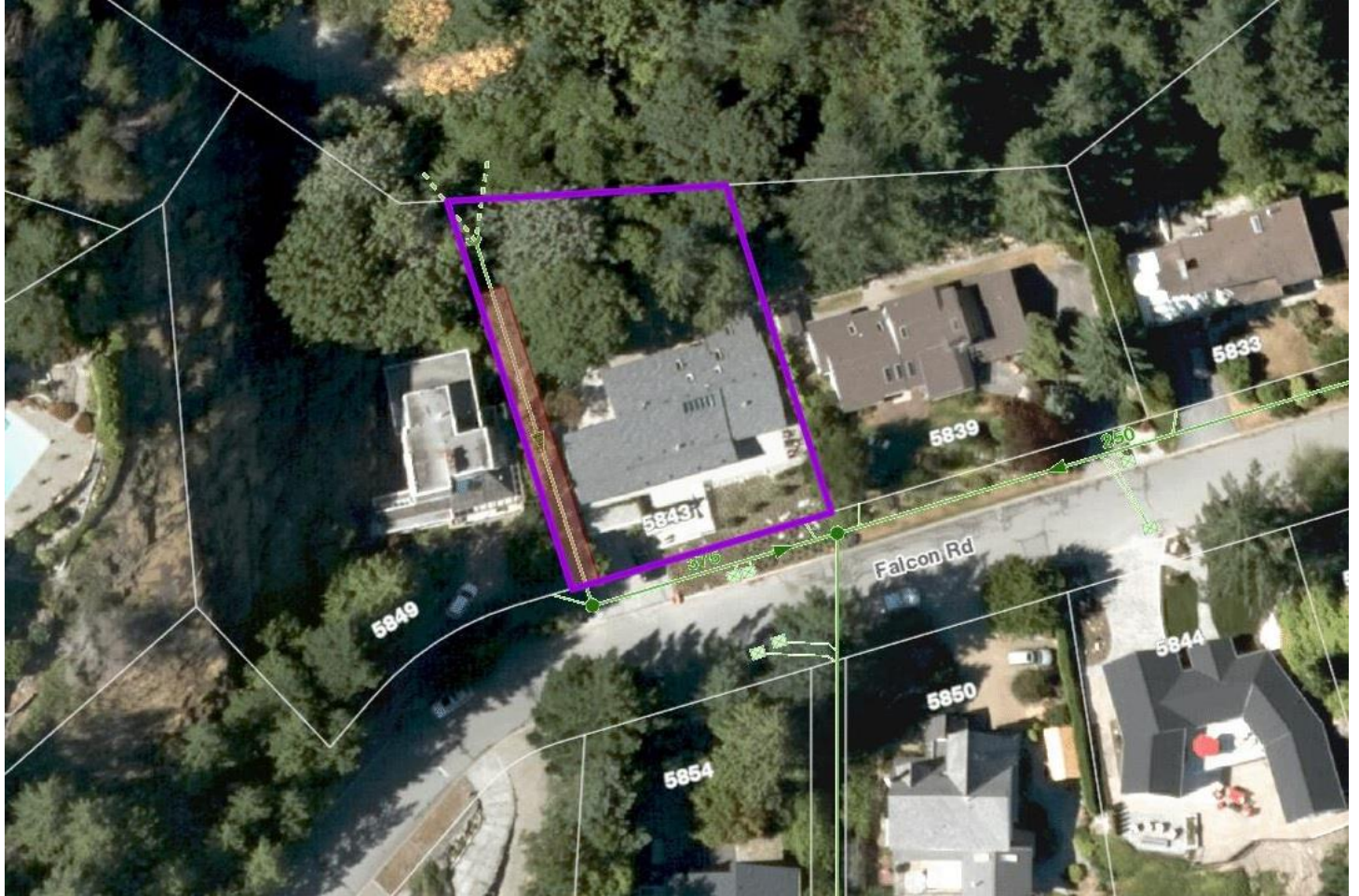
1" = 6'
SCALE

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