



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5033 Pinetree Crescent Offered at \$3,249,000

Panoramic views are enjoyed from this completely renovated home situated on a private property in upper Caulfeild. Features of this 4 bedroom and den home include 3,500 sq. ft. of living space, recently renovated kitchen, bathrooms, flooring and too much more to list. The main floor has vaulted ceilings, skylights and an open floor plan that is perfect for entertaining and opens to a large covered patio and barbeque area. The back yard has access to a park and trails that lead directly to Rockridge high school and just a short stroll to Caulfeild Village. A special home on an incredible street.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active R2507711		5033 PINETREE CRESCENT			Residential Detached			
Board: V		West Vancouver Upper Caulfeild V7W 3A2			\$3,249,000 (LP)			
House/Single Family					(SP)			
		Sold Date:		Frontage (feet):	75.24	Original Price: \$3,249,000		
		Meas. Type:	Feet	Bedrooms:	4	Approx. Year Built: 1988		
		Depth / Size:	106.59 IRR	Bathrooms:	4	Age: 32		
		Lot Area (sq.ft.):	6,404.00	Full Baths:	4	Zoning: RS10		
		Flood Plain:		Half Baths:	0	Gross Taxes: \$7,053.05		
		Rear Yard Exp:	Northwest			For Tax Year: 2020		
		Council Apprv?:				Tax Inc. Utilities?:		
		If new, GST/HST inc?:				P.I.D.: 006-946-372		
						Tour: Virtual Tour URL		
				View:		Yes: spectacular city and water		
		Complex / Subdiv:						
		Services Connected:		Electricity, Natural Gas, Water				
		Sewer Type:						
Style of Home: 3 Storey		Total Parking: 4		Covered Parking: 2	Parking Access: Front			
Construction: Frame - Wood		Parking: Garage; Double						
Exterior: Stucco, Wood		Dist. to Public Transit: Near		Dist. to School Bus: Near				
Foundation: Concrete Perimeter		Title to Land: Freehold NonStrata						
Rain Screen:		Reno. Year: 2016						
Renovations: Completely		R.I. Plumbing:						
# of Fireplaces: 2		R.I. Fireplaces:						
Fireplace Fuel: Natural Gas, Wood		Metered Water:						
Water Supply: City/Municipal								
Fuel/Heating: Baseboard, Hot Water, Natural Gas								
Outdoor Area: Balcny(s) Patio(s) Dck(s)								
Type of Roof: Wood								
Legal: LOT 10, BLOCK G, PLAN VAP19915, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT								
Amenities: Garden, Sauna/Steam Room								
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	15'6 x 15'0	Below	Bedroom	15'2 x 9'7			x
Main	Dining Room	13'2 x 11'10	Below	Laundry	11'3 x 7'0			x
Main	Kitchen	17'6 x 9'7	Below	Storage	10'5 x 6'7			x
Main	Family Room	21'2 x 15'8	Below	Storage	8'2 x 3'8			x
Main	Den	12'1 x 10'1	Below	Storage	6'10 x 6'2			x
Main	Foyer	12'4 x 6'10	Below	Sauna	6'9 x 4'7			x
Above	Master Bedroom	15'5 x 15'1						x
Above	Walk-In Closet	7'2 x 6'7						x
Above	Bedroom	13'10 x 12'11						x
Above	Bedroom	11'5 x 8'7						x
Finished Floor (Main):	1,532	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,145	# of Kitchens: 1	1	Main	3	No	Barn:	
Finished Floor (Below):	823	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	3	Above	4	No	Pool:	
Finished Floor (Total):	3,500 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:	
Grand Total:	3,500 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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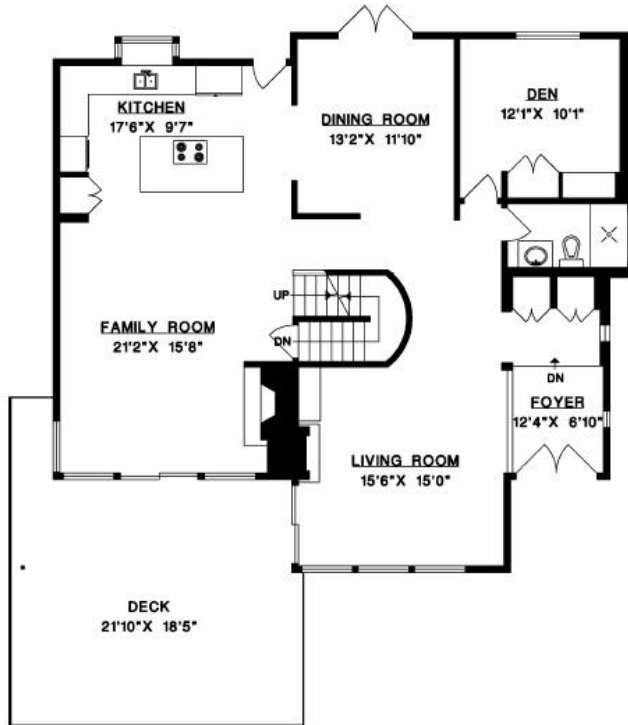
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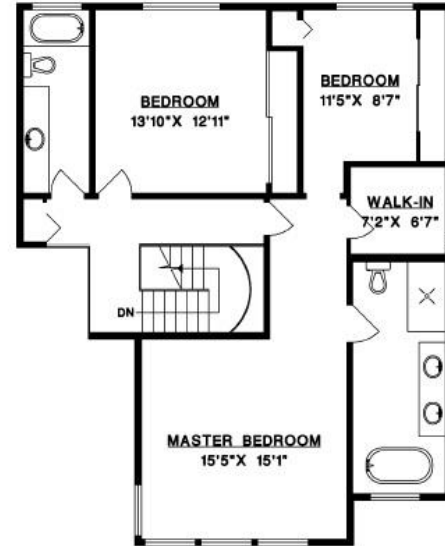
* based on MLS homes sold

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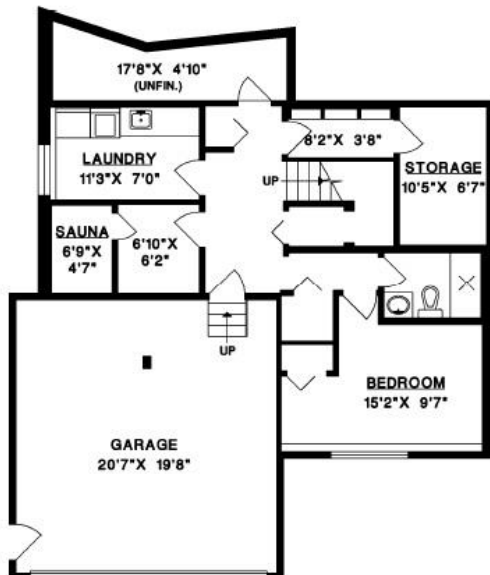
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MAIN FLOOR



UPPER FLOOR



LOWER FLOOR

**5033 PINETREE CRESCENT
WEST VANCOUVER**

MAIN FLOOR	1,532 SQ.FT.
UPPER FLOOR	1,145 SQ.FT.
LOWER FLOOR	823 SQ.FT.
TOTAL	3,500 SQ.FT.
GARAGE	431 SQ.FT.
DECK	421 SQ.FT.





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