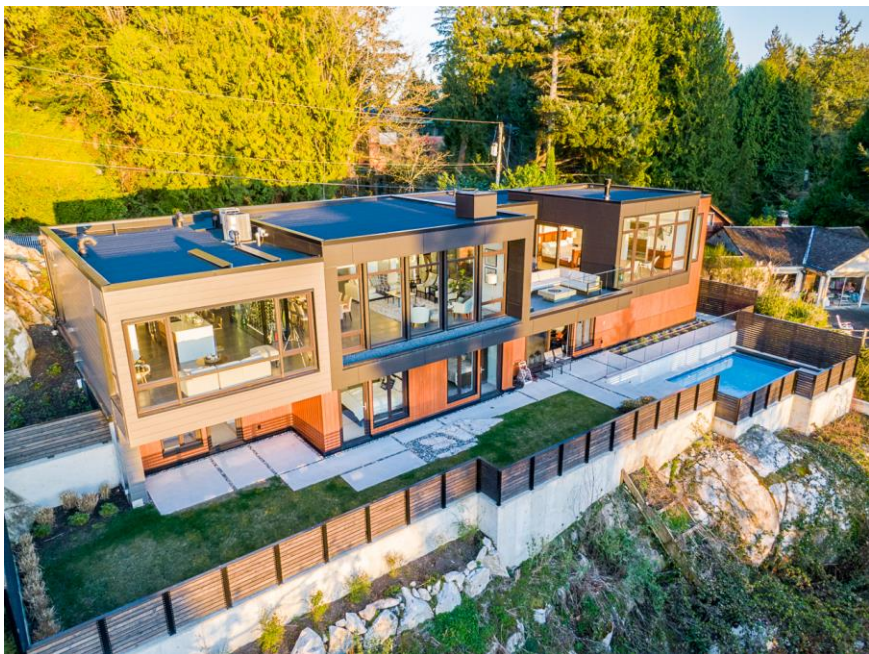




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5110 Keith Road Offered at \$5,980,000

This stunning view home was designed by BONE STRUCTURE & masterfully built by Hasler Homes for the current owner. The attention to detail in the highly efficient, extremely low maintenance home is incredible. Offering 4,329 sq. ft. of living space, 4 bedrooms, 6 bathrooms & den situated on a 11,808 sq. ft. property. The main floor master bedroom is an oasis with a luxurious ensuite & his and hers closets. The remaining 3 bedrooms complete with ensuite bathrooms are on the lower level with doors opening to the back yard and swimming pool. Features include an incredible main kitchen, fry kitchen, climate controlled wine wall, power blinds, built in audio and too much to list. All in an incredible neighbourhood just minutes from Lighthouse Park, Caulfeild Elementary & Rockridge Secondary.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



Active
R2558948
Board: V
House/Single Family

5110 KEITH ROAD
West Vancouver
Caulfeild
V7W 2N1

Residential Detached
\$5,980,000 (LP)
(SP) **M**



Sold Date: Frontage (feet): **130.76** Original Price: **\$6,300,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2020**
 Depth / Size: **100.12 IRR** Bathrooms: **6** Age: **1**
 Lot Area (sq.ft.): **11,808.00** Full Baths: **4** Zoning: **RS10**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$7,217.03**
 Rear Yard Exp: **West** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **005-626-439**
 Tour: **Virtual Tour URL**

View: **Yes: water and island**
 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: Glass, Fibre Cement Board, Metal	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen: Full	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Water Supply: City/Municipal	Floor Finish: Hardwood, Tile, Wall/Wall/Mixed		
Fuel/Heating: Hot Water, Natural Gas, Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Torch-On			

Legal: **LOT B, BLOCK K, PLAN VAP21042, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor**

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

Features: **Air Conditioning, ClthWsh/Dry/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Swimming Pool Equip., Wine Cooler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'6 x 24'5	Below	Bedroom	16'4 x 10'9			x
Main	Dining Room	16'7 x 9'4	Below	Bedroom	11'11 x 11'9			x
Main	Kitchen	16'11 x 16'10	Below	Bedroom	11'11 x 11'8			x
Main	Wok Kitchen	16'10 x 4'8	Below	Laundry	10'7 x 7'1			x
Main	Master Bedroom	19'5 x 16'10	Below	Mud Room	10'1 x 8'2			x
Main	Walk-In Closet	9'4 x 6'7						x
Main	Walk-In Closet	10'3 x 9'5						x
Main	Office	9'5 x 9'5						x
Main	Foyer	7'3 x 6'11						x
Below	Family Room	24'1 x 21'10						x

Finished Floor (Main): 2,462	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	6	Yes	
Finished Floor (Below): 1,867	# of Levels: 2	2	Main	2	No	
Finished Floor (Basement): 0	Suite:	3	Below	4	Yes	
Finished Floor (Total): 4,329 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	Yes	
Unfinished Floor: 0	Bed in Basement: 0	5	Below	3	Yes	
Grand Total: 4,329 sq. ft.	Basement: None	6	Below	2	No	
	Bed not in Basement: 4	7				

Listing Broker(s): **Angell, Hasman & Associates (Eric Oakwyn 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.



5110 KEITH ROAD

MAIN FLOOR



LOWER FLOOR



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS
MAIN	2462	0	2462	GARAGE 580
LOWER	1867	0	1867	PATIO 426
TOTAL	4329	0	4329	

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.



5110 Keith Road – Features

- Built by Bone Structure with galvanized steel construction
- Built near to a NET ZERO standard with spray foam insulation
- Radiant Heating
- Air conditioning
- Triple paned glass on all windows and doors for superior insulation and noise reduction
- Casement windows
- Smart Home technology
- Lutron remote controlled motorized blinds
- Built-in speakers and sound system with mobile control
- Entertainer's kitchen with Wolf appliances and custom cabinetry
- Wok kitchen with additional oven and gas stove top
- Built-in climate controlled 150+ bottle wall wine wall
- Luxury master suite with his and hers walk-in closets and deluxe ensuite with walk-in rainfall shower, freestanding tub and illuminated vanity mirror
- Hansgrohe bathroom fittings
- Plunge pool with swim spa jets and power safety cover
- Level Driveway
- Fully fenced back yard



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