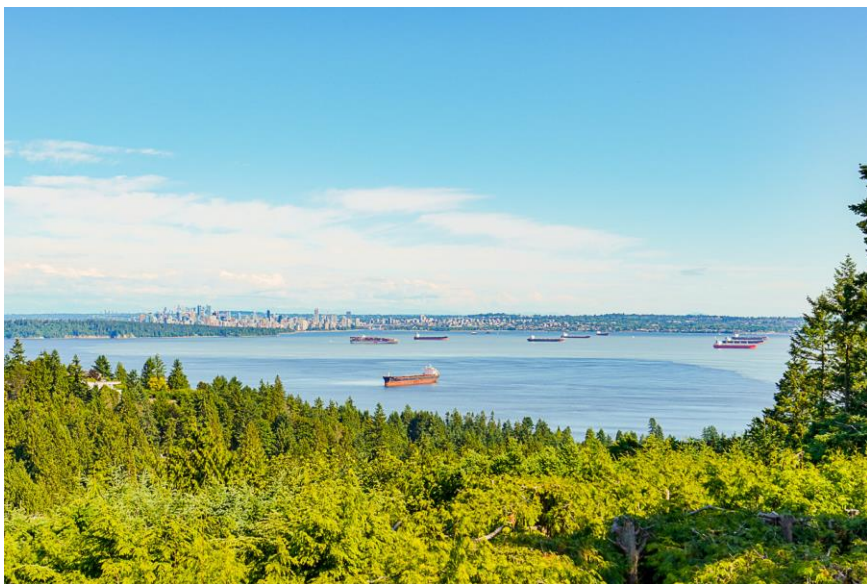
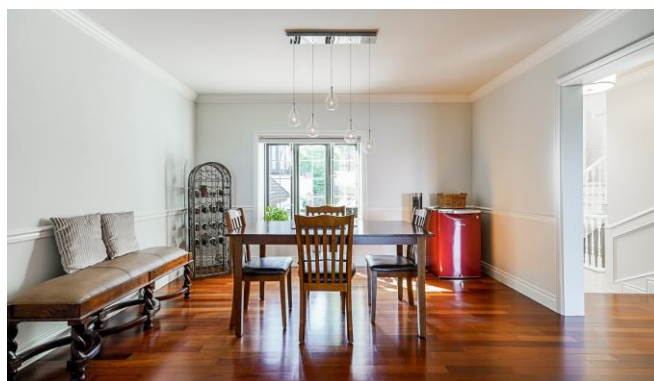




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4883 Caulfeild Court Offered at \$2,698,000

This spacious 3,758 sq. ft. home is situated on an easy care 6,630 sq.ft. property. Offering 4 to 5 bedrooms, 4 bathrooms, games room, recreation room and hot tub. The views of the city are spectacular from all 3 levels. This is a beautiful 0 lot line home (non strata, no maintenance fees) in an incredible location just steps to Caulfeild Elementary, Rockridge High School and Caulfeild Village shopping. A must see.

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



Active
R2591303
Board: V
Row House (Non-Strata)

4883 CAULFEILD COURT
West Vancouver
Upper Caulfeild
V7W 3B3

Residential Attached
\$2,698,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **222.67 IRR**
Lot Area (sq.ft.): **6,630.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View:
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type:

Frontage (feet): **30.28**
Frontage (metres): **9.23**
Bedrooms: **4**
Bathrooms: **4**
Full Baths: **2**
Half Baths: **2**
Maint. Fee:

Original Price: **\$2,698,000**
Approx. Year Built: **1988**
Age: **33**
Zoning: **RS10**
Gross Taxes: **\$6,054.68**
For Tax Year: **2020**
Tax Inc. Utilities?:
P.I.D.: **006-919-588**
Tour: **Virtual Tour URL**

Yes: spectacular city and water

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **4**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Locker:
Dist. to Public Transit: **Near**
Units in Development:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Dist. to School Bus: **Near**
Total Units in Strata:

Maint Fee Inc:
Legal: **LOT 18, BLOCK H, PLAN VAP20429, DISTRICT LOT 885, NEW WESTMINSTER LAND DISTRICT, & AN UNDIVIDED 1/6 INT IN & TO LOT 14**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'1 x 15'7	Below	Recreation	21'11 x 12'10			x
Main	Dining Room	12'11 x 11'6	Below	Family Room	20'1 x 14'11			x
Main	Kitchen	14'8 x 13'0	Below	Laundry	11'2 x 7'8			x
Main	Eating Area	13'11 x 13'10	Below	Storage	5'3 x 4'8			x
Main	Foyer	10'3 x 9'8	Below	Storage	6'3 x 3'11			x
Above	Master Bedroom	16'6 x 13'1	Below	Utility	5'3 x 4'6			x
Above	Bedroom	16'5 x 14'5						x
Above	Bedroom	13'1 x 11'1						x
Above	Walk-In Closet	5'11 x 4'8						x
Above	Bedroom	12'11 x 11'9						x

Finished Floor (Main):	1,214	# of Rooms: 16	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,419	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	1,091	Restricted Age:			2	Above	6	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	5	No	Pool:
Finished Floor (Total):	3,724 sq. ft.	# or % of Rentals Allowed:			4	Below	2	No	Garage Sz:
Unfinished Floor:	34	Bylaws:			5				Grg Dr Ht:
Grand Total:	3,758 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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