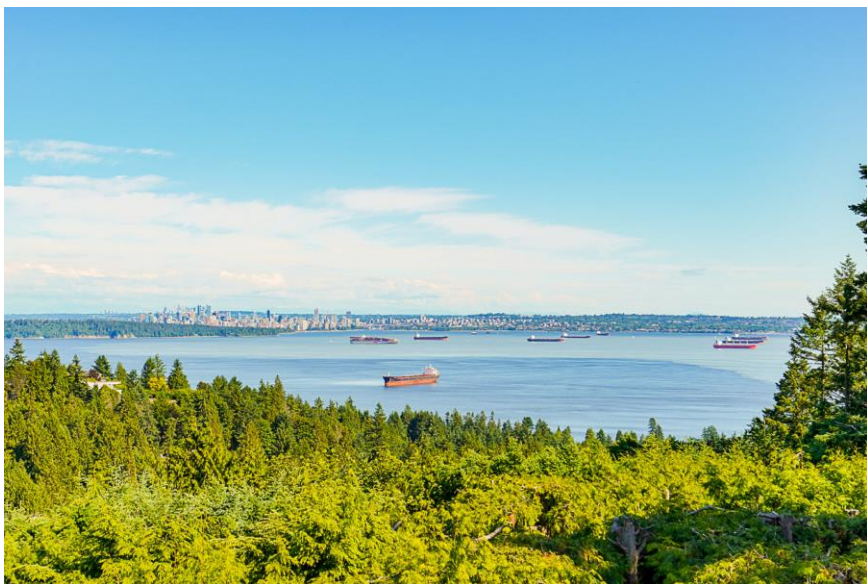
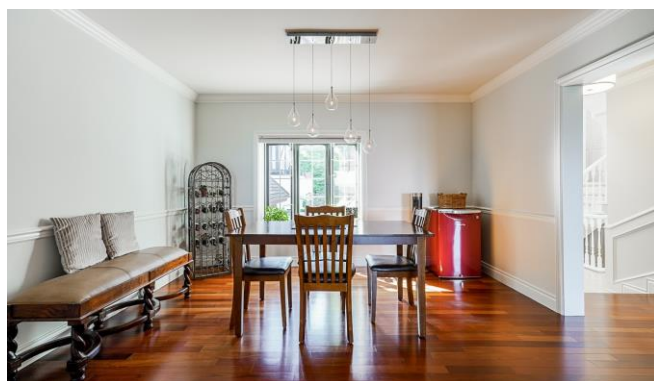




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4883 Caulfeild Court Offered at \$2,498,000

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
R2616905
Board: V
Row House (Non-Strata)

4883 CAULFEILD COURT
West Vancouver
Upper Caulfeild
V7W 3B3

Residential Attached
\$2,498,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,498,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**
Frontage(feet): **30.28** Bathrooms: **4** Age: **33**
Frontage(metres): **9.23** Full Baths: **2** Zoning: **RS10**
Depth / Size (ft.): **222.67 IRR** Half Baths: **2** Gross Taxes: **\$5,765.87**
Sq. Footage: **6,630.00** For Tax Year: **2021**
Flood Plain: _____ P.I.D.: **006-919-588** Tax Inc. Utilities?: _____
View: **Yes :spectacular city and water** Tour: **Virtual Tour URL**
Complex / Subdiv: _____
Services Connctd: **Electricity, Natural Gas, Water**

Sewer Type: _____ Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

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

Renovations: _____ Reno. Year: _____
of Fireplaces: **4** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Gas - Natural** Metered Water: _____
Fuel/Heating: **Electric, Forced Air, Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

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: **CithWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main): **1,214**
Finished Floor (Above): **1,419**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **1,091**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,724 sq. ft.**
Unfinished Floor: **34**
Grand Total: **3,758 sq. ft.**

Units in Development: _____
Exposure: _____
Mgmt. Co's Name: _____
Maint Fee: _____
Maint Fee Includes: _____

Tot Units in Strata: _____ Locker: _____
Storeys in Building: _____
Mgmt. Co's #: _____
Council/Park Apprv?: _____

Suite: _____
Basement: **None**
Crawl/Bsmt. Ht: _____ # of Levels: **3**
of Kitchens: **1** # of Rooms: **16**

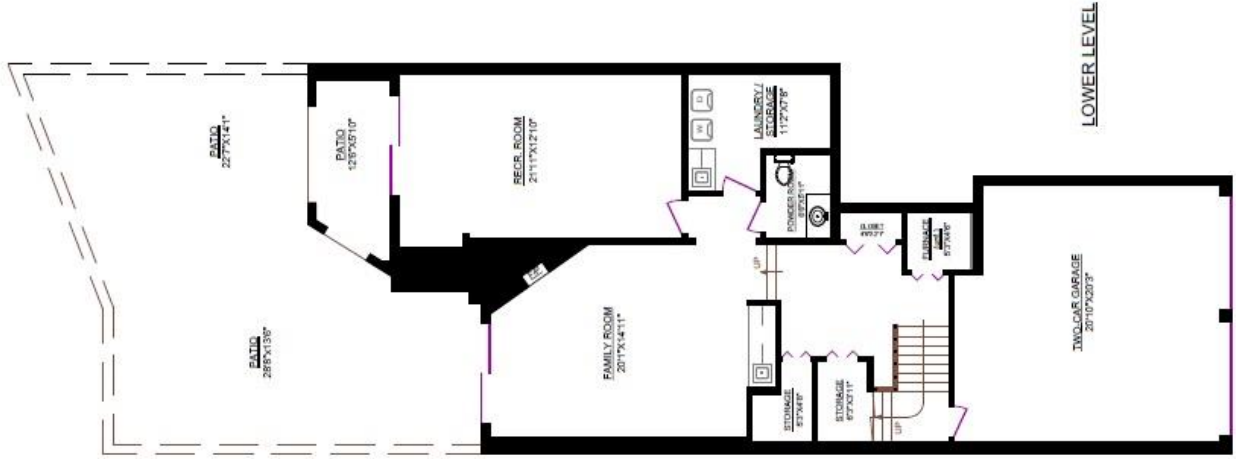
Bylaws Restrictions: _____
Restricted Age: _____ # of Pets: _____
or % of Rentals Allowed: _____ Cats: _____
Short Term(<1yr)Rnt/Lse Alwd?: _____ Dogs: _____
Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20'1 x 15'7	Above	Walk-In Closet	5'11 x 4'8	1	Main	2	No
Main	Dining Room	12'11 x 11'6	Above	Bedroom	12'11 x 11'9	2	Above	6	Yes
Main	Kitchen	14'8 x 13'0	Below	Recreation Room	21'11 x 12'10	3	Above	5	No
Main	Eating Area	13'11 x 13'10	Below	Family Room	20'1 x 14'11	4	Below	2	No
Main	Foyer	10'3 x 9'8	Below	Laundry	11'2 x 7'8	5			
Above	Master Bedroom	16'6 x 13'1	Below	Storage	5'3 x 4'8	6			
Above	Bedroom	16'5 x 14'5	Below	Storage	6'3 x 3'11	7			
Above	Bedroom	13'1 x 11'1	Below	Utility	5'3 x 4'6	8			

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

Full video tour at www.ericchristiansen.com

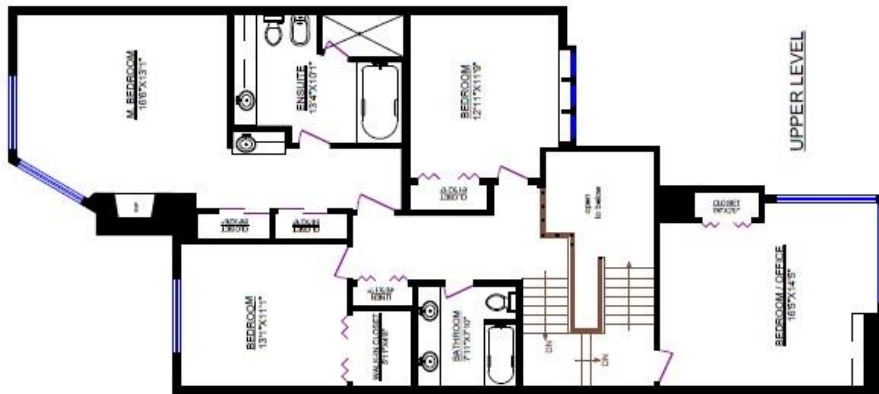
All information contained herein is deemed to be accurate but should not be relied upon without verification.



LOWER LEVEL



MAIN FLOOR



UPPER LEVEL

4883 CAULFEILD COURT, WEST VANCOUVER
 Main Floor: 1,214 sq. ft.
 Other Areas: 708 sq. ft.
 Upper Level: 1,419 sq. ft.
 Lower Level: 1,024 sq. ft.
 Total Area: 2,655 sq. ft.
 Garage: 440 sq. ft.
 Grand Total*: 3,758 sq. ft.

* Measure for volume of work and for the number of the licenses work
 B. Madsen, 2007, August 20th, 2007, 10:00 AM
 www.ericchristiansen.com



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