



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4513 Caulfeild Lane Offered at \$3,498,000

This quality Bradner built home is situated on prestigious Caulfeild Lane in the heart of Caulfeild. A private 12,005 sq. ft. property with numerous patios, outdoor fireplace, and covered barbeque area, all elevated above a quiet cul-de-sac with rare greenbelt adjacent to the back yard. Offering 5 bedrooms, 5 bathrooms, 4,534 sq. ft. of living space and 3 fireplaces. Other features include hot tub, radiant heat, a view from the upper bedrooms, elevated den on the main floor and too much more to list. Truly a gorgeous home in an incredible neighborhood, just steps to Caulfeild Elementary School.

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West Vancouver, Caulfeild

MLS# V1112230

Residential Detached

4513 CAULFEILD LN, V7W 3J6

Active



List Price: **\$3,498,000**

Complex/Subdiv:

Frontage: **52.18 ft** Bedrooms: **5** PID: **024-822-434**
 Depth/Size: **170.05 (IRF)** Bathrooms: **5** Type: **House/Single Family**
 Lot Area SqFt: **12005.00** Full Baths: **4** Approx Yr Blt: **2002**
 Rear Yard Exp: **N** Half Baths: **1** Age at List Date: **13**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$8,668 (2014)**
 Flood Plain: Zoning: **RS10**
 View: **Y - Peek-a-boo Views**
 Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home: **3 Storey** Total Parking: **4** Covered Parking: **2**
 Construction: **Frame - Wood** Parking Access: Parking Facilities: **Garage; Double**
 Foundation: **Concrete Perimeter** R/I Plumbing: Dist to Public Trans: **Near** Dist to School Bus: **Near**
 Exterior: **Wood** Possession: Title to Land: **Freehold NonStrata**
 Rainscreen: **No** Reno Year: Seller's Interest: **Registered Owner**
 Type of Roof: **Wood** Mortgage Info: **\$0**
 Renovations: Flooring: **Mixed** Property Disclosure: **Y**
 Water Supply: **City/Municipal** Out Buildings:
 Heat/Fuel: **Hot Water, Radiant, Natural Gas**
 No. of Fireplaces: **4** R/I Fireplaces: Fireplace Fuel: **Gas - Natural, Wood**
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**
 Pad Rental: Fixtures Leas: **N**
 Fixt Removed:

Legal: **PL LMP46665 LT 3 DL 890 LD 36 GROUP 1.**

Amenities: Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Inground, Water Treatment, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4 X 15'3	Above	Bedroom	12'1 X 11'9			X
Main F.	Dining	14'5 X 12'9	Above	Bedroom	13'3 X 11'0			X
Main F.	Kitchen	16'2 X 11'1	Above	Bedroom	11'7 X 11'3			X
Main F.	Eating Area	9'10 X 9'1	Below	Recreation Room	37'8 X 15'4			X
Main F.	Family Room	22'10 X 15'9	Below	Bedroom	12'7 X 10'11			X
Main F.	Office	15'4 X 11'5	Below	Utility	14'9 X 5'10			X
Main F.	Foyer	12'3 X 7'8			X			X
Main F.	Laundry	9'5 X 6'8			X			X
Above	Master Bedroom	17'1 X 15'11			X			
Above	Walk-In Closet	7'11 X 7'8			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,987**
 Finished Floor Up SqFt: **1,349**
 Finished Floor Down: **1,198**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **4,534**

Total # Rooms: **16**
 # Kitchens: **1**
 Finished Levels: **3**
 Crawl/Bsmt Height:
 Basement Area: **None**

Bathrooms:

1 **2 Piece; Ensuite: N; Level: Main F.**
 2 **3 Piece; Ensuite: Y; Level: Above**
 3 **5 Piece; Ensuite: Y; Level: Above**
 4 **5 Piece; Ensuite: Y; Level: Above**
 5 **3 Piece; Ensuite: N; Level: Below**
 6
 7
 8

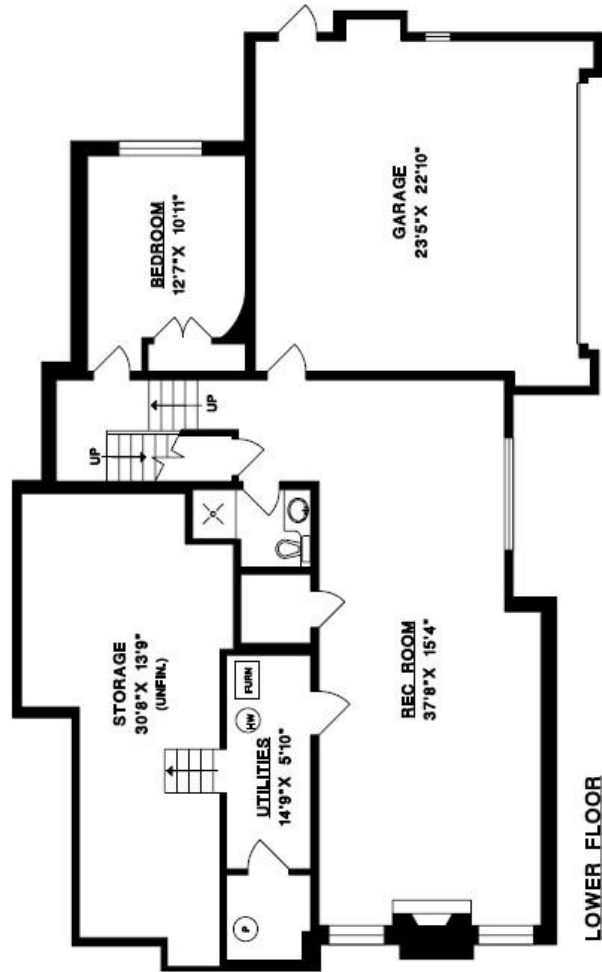
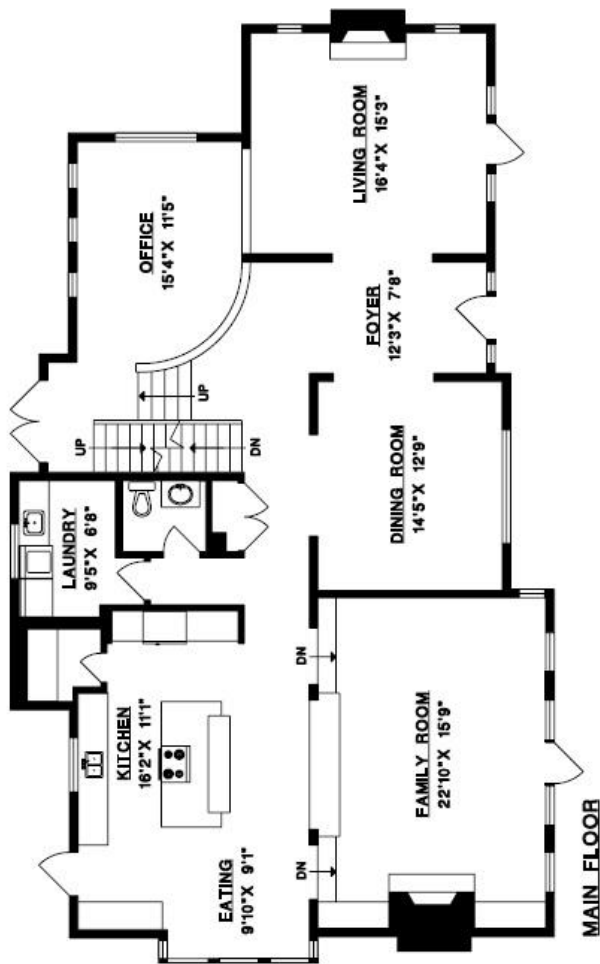
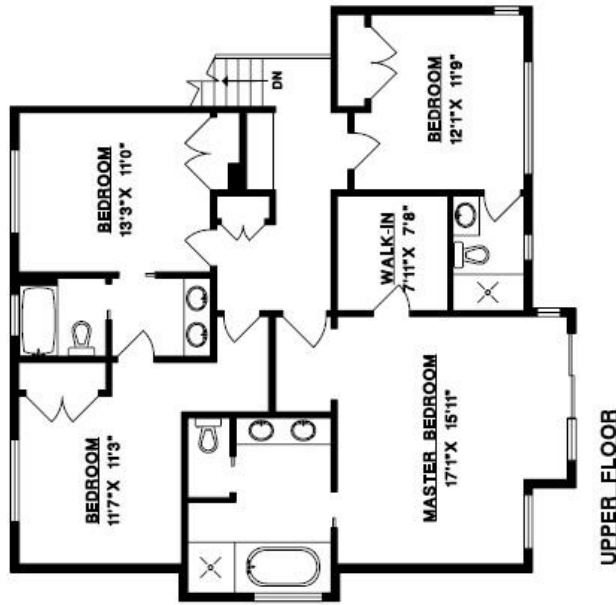
Unfinished Floor: **0**
 Grand Total Floor Area: **4,534**

Listing Broker(s): **Angell Hasman (E.Christiansen)**



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**4513 CAULFEILD LANE
WEST VANCOUVER**

MAIN FLOOR 1,987 SQ.FT.
UPPER FLOOR 1,349 SQ.FT.
LOWER FLOOR 1,198 SQ.FT.
TOTAL 4,534 SQ.FT.
STORAGE 392 SQ.FT.
GARAGE 566 SQ.FT.



DATE: MAY/15
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