



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4989 Meadfeild Wynd Offered at \$4,398,000

No expense was spared in the design and construction of this stunning 3 level, 4,485 sq. ft. Hollingsworth home. The large main floor with over height ceilings includes the principle rooms with spectacular south west facing island and water views. The lower floor offer 2 bedrooms including a deluxe master suite, walk in closet and laundry. The lowest level includes a walkout rec room, games room, and third bedroom. The views are incredible and all 3 levels are accessible by private elevator. Don't miss this rare opportunity to live in one of Vancouver's finest neighbourhoods.



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West Vancouver, Caulfeild
4989 MEADFEILD WD, V7W 3J9

MLS# V1119016

Residential Attached
Active



List Price:	\$4,398,000	Previous Price:	
Subdiv/Complex: Headland Park			
Frontage:	47.00	Approx Yr Blt:	2011
Depth/Size:	92.26 IRR	PID:	027-127-419
Lot SqFt:	4,346	Type:	1/2 Duplex
Exposure:		Age at List Date:	4
Stories in Bldg:		Bedrooms:	3
Flood Plain:		Bathrooms:	4
Meas. Type:	Feet	Full Baths:	3
Fixtures Lsd:		Half Baths:	1
Fixt Removed:	N	Taxes:	\$8,900 (2014)
View:	Y - Panoramic ocean and city views		
		GST/HST Incl?:	No
		Tax Incl Utilities:	No
		Apprvl Req:	

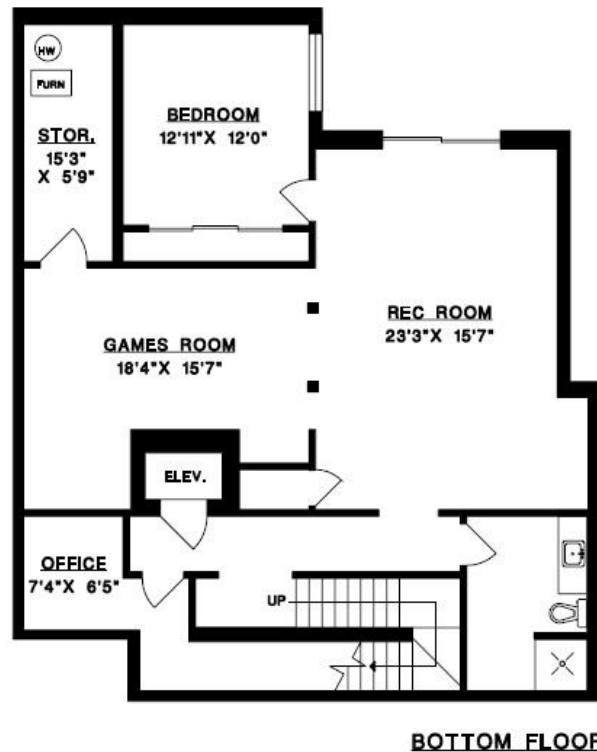
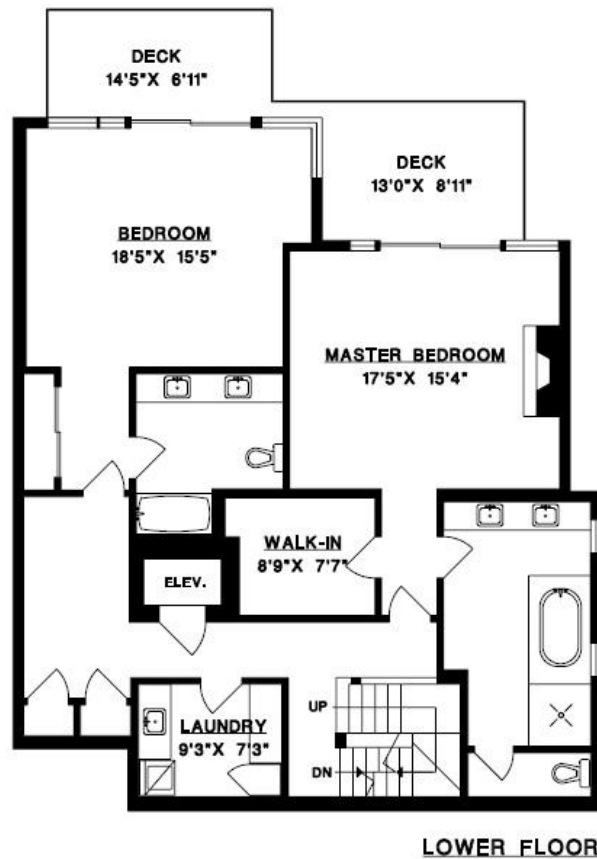
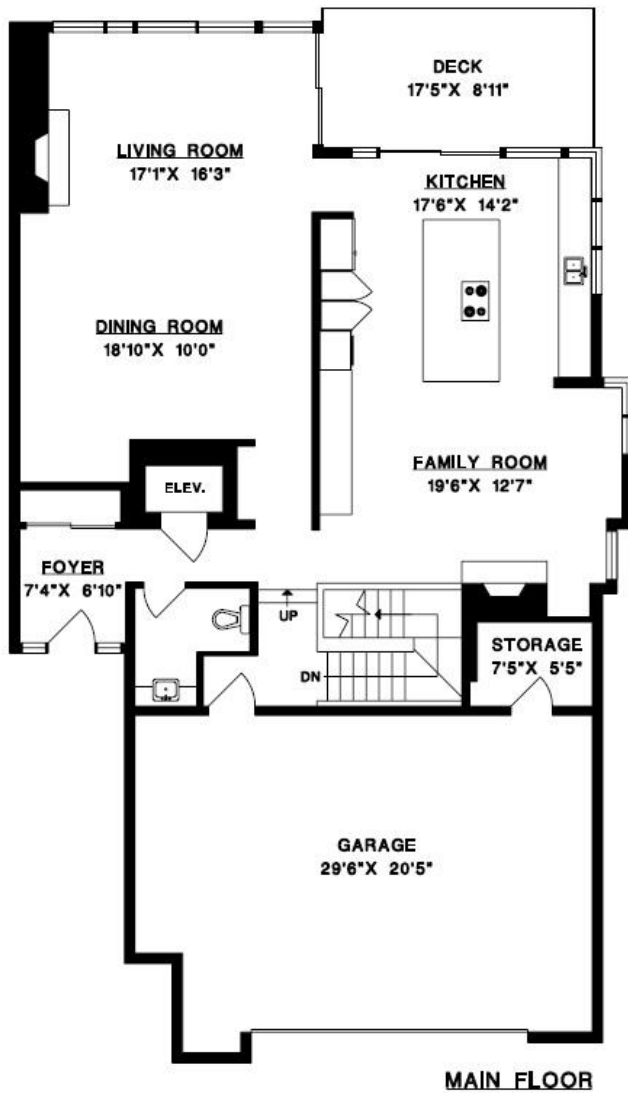
Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stone, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Wood	Dist to Public Trans:	Near	Dist to School/Bus:	Near
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, Radiant, Natural Gas	Title to Land:	Freehold NonStrata		
No. of Fireplaces:	3	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Registered Owner		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Mortgage Info:	\$0		
Mngmt Co:		Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:			
		Maint Fee:			

Maint Charge Incl:	
Legal:	PL BCP31340 LT 3 DL 890 LD 36 GROUP 1.
Amenities:	
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Garage Door Opener, Microwave, Oven-Built In, Security System, Smoke Alarm, Sprinkler - Inground, Vacuum Blt. In
Site Influences:	Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'1 X 16'3	Bsmt	Recreation Room	23'3 X 15'7			
Main F.	Dining	18'10 X 10'0	Bsmt	Games Room	18'4 X 15'7			
Main F.	Kitchen	17'6 X 14'2	Bsmt	Bedroom	12'11 X 12'0			
Main F.	Family Room	19'6 X 12'7	Bsmt	Office	7'4 X 6'5			
Main F.	Storage	7'5 X 5'5						
Main F.	Foyer	7'4 X 6'10						
Below	Master Bedroom	17'5 X 15'4						
Below	Walk-In Closet	8'9 X 7'7						
Below	Bedroom	18'5 X 15'5						
Below	Laundry	9'3 X 7'3						

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms:	
Finished Floor Area Main:	1,505	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Fully Finished	2	5 Piece; Ensuite: Y; Level: Below
Finished Floor Area Down:	1,490			3	4 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt:	1,490	Bsmt Height:		4	3 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor Area:	4,485	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	4,485	# or % Rentals:		7	
				8	

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



ERIC CHRISTIANSEN

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**4989 MEADFIELD WYND
WEST VANCOUVER**

MAIN FLOOR 1,505 SQ.FT.
LOWER FLOOR 1,490 SQ.FT.
BOTTOM FLOOR 1,490 SQ.FT.
TOTAL 4,485 SQ.FT.
GARAGE 691 SQ.FT.
DECKS 382 SQ.FT.



DATE: APR/16
FILE: 1182-319

