



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4509 Caulfeild Lane Offered at \$3,398,000

Situated at the private end of one of Caulfeild's finest cul-de-sacs is this stunning 5-Bedroom view home. Offering 4,554 sq. ft. of living space on 3 levels, boasting top of the line appliances, marble and granite counters everywhere and an extensive use of natural stone and millwork throughout the home. A family plan with 4 bedrooms up, family room off the kitchen leading to a covered deck with patio, and a concrete hot tub and wood fireplace in the back garden.



ERIC CHRISTIANSEN

West Vancouver Real Estate

tel. 604-312-9999

West Vancouver, Caulfeild

MLS# V1135396

Residential Detached

4509 CAULFEILD LN, V7W 3J6

Active



List Price: **\$3,398,000**

Complex/Subdiv:

Frontage:	106.58 ft	Bedrooms:	5	PID:	024-822-426
Depth/Size:	170.05 IRR	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	12003.00	Full Baths:	4	Approx Yr Blt:	2003
Rear Yard Exp:	NW	Half Baths:	1	Age at List Date:	12
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$8,271 (2015)
Flood Plain:		Zoning:	RS10		
View:	Y - City and Mt. Baker views				
Serv. Connected:	Electricity, Natural Gas, Water				

Style of Home:	3 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood, Stone				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Near
Type of Roof:	Wood			Dist to School Bus:	Near
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood	Title to Land:	Freehold NonStrata	Property Disclosure:	Y
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner	Out Buildings:	
Heat/Fuel:	Radiant, Natural Gas, Hot Water	Mortgage Info:	\$0		
No. of Fireplaces:	5	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 2 DL 890 LD 36 GROUP 1.**
 Amenities: **Swirlpool/Hot Tub**
 Site Influences: **Central Location, Cul-de-Sac, Private Setting, Shopping Nearby, Recreation Nearby, Ski Hill Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 15'7	Above	Walk-In Closet	10'9 X 5'10			X
Main F.	Dining	15'10 X 13'2	Above	Bedroom	13'5 X 10'11			X
Main F.	Kitchen	17'0 X 14'4	Above	Bedroom	13'5 X 9'7			X
Main F.	Eating Area	12'2 X 10'10	Above	Bedroom	12'1 X 10'4			X
Main F.	Family Room	18'11 X 13'5	Below	Recreation Room	20'0 X 18'4			X
Main F.	Den	11'7 X 11'5	Below	Bedroom	13'5 X 12'4			X
Main F.	Nook	14'0 X 10'0	Below	Wine Room	9'5 X 7'4			X
Main F.	Laundry	11'6 X 4'10			X			X
Main F.	Foyer	9'10 X 8'6			X			
Above	Master Bedroom	18'7 X 16'1			X			

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt:	2,027	Total # Rooms:	17
Finished Floor Up SqFt:	1,354	# Kitchens:	1
Finished Floor Down:	1,120	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,501	Basement Area:	None
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	4,501		

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

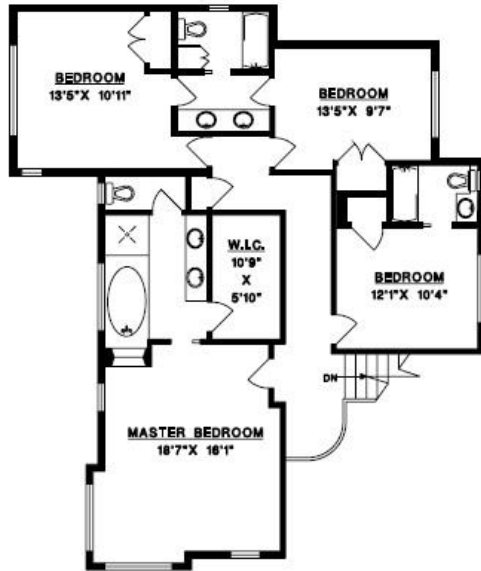


ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999

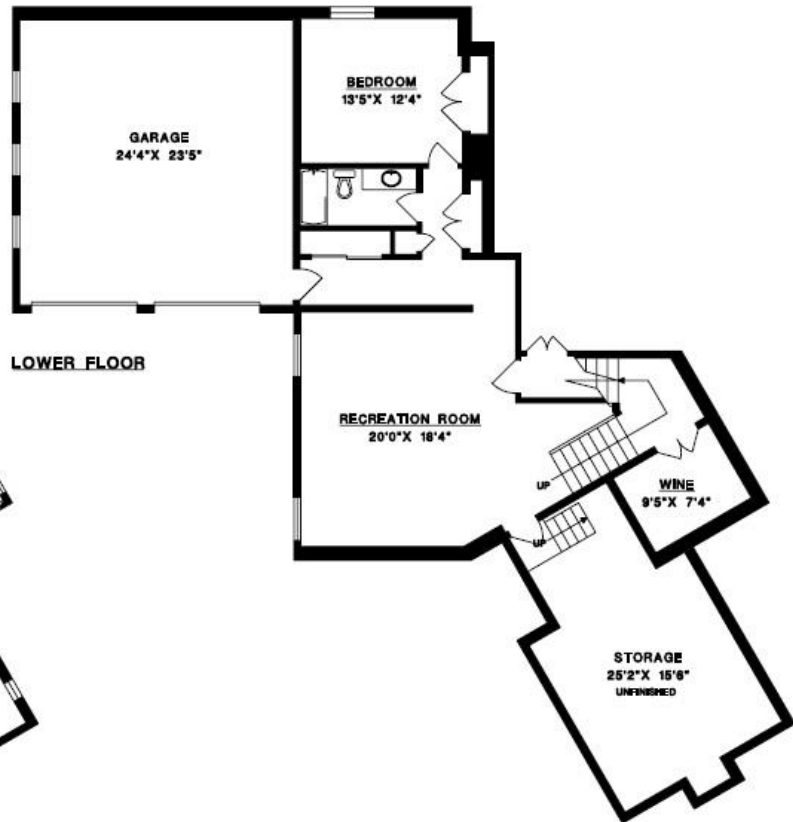
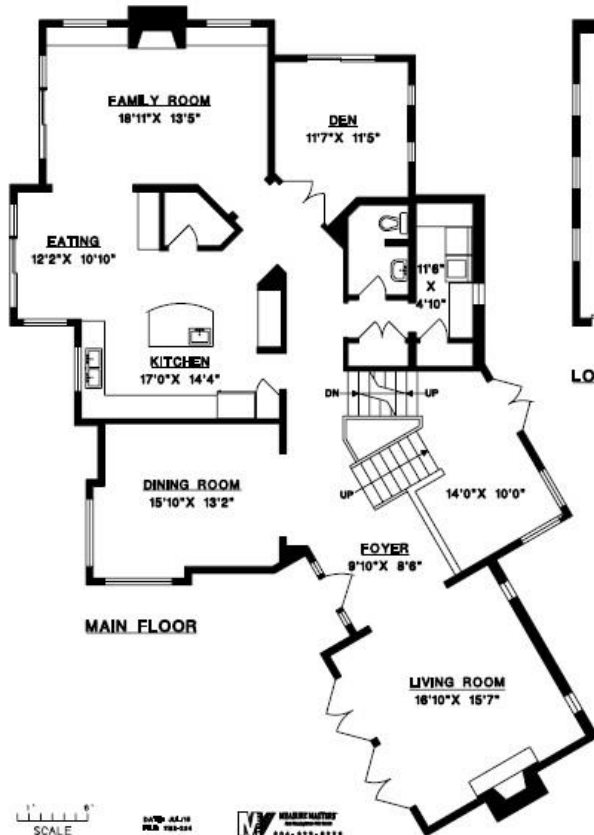
ERIC CHRISTIANSEN

ANGELL HASMAN & ASSOCIATES REALTY LTD.
1550 MARINE DRIVE
WEST VANCOUVER, B.C.
V7V 1H9
TEL: 604-321-1188
FAX: 604-321-1189



**4509 CAULFEILD LANE
WEST VANCOUVER**

MAIN FLOOR 2,027 SQ.FT.
UPPER FLOOR 1,354 SQ.FT.
LOWER FLOOR 1,120 SQ.FT.
TOTAL 4,501 SQ.FT.
STORAGE 395 SQ.FT.
GARAGE 624 SQ.FT.



DATE: 04/10
PLAN: 100-001

