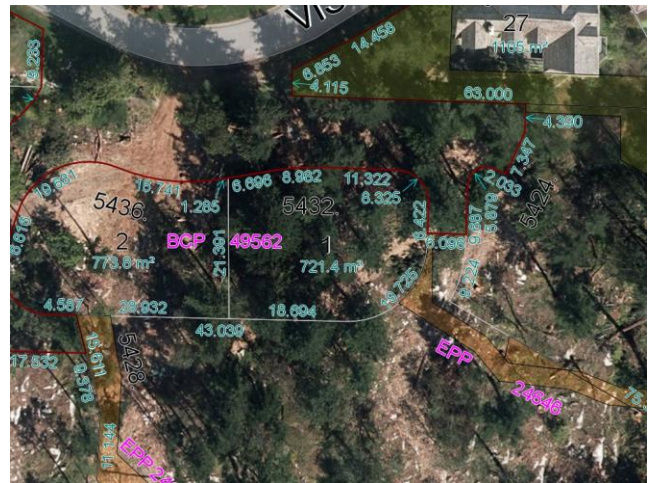




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5432 West Vista Court Offered at \$6,258,000

This exclusive enclave of 7 luxurious homes is one of West Vancouver's finest neighbourhoods. The views from the custom Gordon Hlynsky designed Bradner built home are the finest I have ever seen. Unobstructed from Mt. Baker to the Gulf Islands to enjoy sunrise to sunset views. The quality of this 4,023 sq. ft. 4 bedroom home is unsurpassed with extensive custom detailing by Architeriour Design. Features include radiant heat, air-conditioning, power blinds, heated patios with fire pits, built-in barbeque, Savant and Sonos systems, Lutron lighting and too much more to list. Don't miss this opportunity to live on one of West Vancouver's most exclusive streets.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
1555 Marine Drive, West Vancouver, BC V7V 1H9
eric@ericchristiansen.com



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Active **5432 WEST VISTA COURT** Residential Detached
R2061220 West Vancouver **\$6,258,000 (LP)**
 Board: V Upper Caulfeild **(SP)**
 House/Single Family V7W 3G8



Sold Date: Frontage (feet): **115.91** Original Price: **\$6,258,000**
 Depth / Size (ft.): **85.78 IRR** Bedrooms: **4** Approx. Year Built: **2014**
 Lot Area (sq.ft.): **7,797.00** Bathrooms: **4** Age: **2**
 Flood Plain: Full Baths: **3** Zoning: **RS10**
 Rear Yard Exp: **South** Half Baths: **1** Gross Taxes: **\$10,815.73**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?:
 P.I.D.: **028-715-233**
 Tour:

View: **Yes: spectacular unobstructed views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey** Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Wood** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: **Full** Seller's Interest: **Registered Owner**
 Renovations: Reno. Year: R.I. Plumbing: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: PAD Rental:
 Fireplace Fuel: **Gas - Natural** Fixtures Leased: **No**
 Water Supply: **City/Municipal** Fixtures Rmvd: **:**
 Fuel/Heating: **Heat Pump, Hot Water, Radiant** Floor Finish: **Hardwood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal**

Legal: **PL BCP49562 LT 1 DL 890 LD 36**
 Amenities: **Air Cond./Central**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 16'0	Below	Bedroom	14'1 x 10'2			x
Main	Dining Room	16'2 x 14'2	Below	Bedroom	16'2 x 11'1			x
Main	Kitchen	16'2 x 16'0	Below	Storage	22'5 x 10'2			x
Main	Master Bedroom	19'0 x 14'3	Below	Storage	15'2 x 4'9			x
Main	Walk-In Closet	10'6 x 7'5			x			x
Main	Laundry	9'4 x 9'3			x			x
Main	Foyer	9'6 x 8'5			x			x
Below	Recreation	18'6 x 15'5			x			x
Below	Gym	15'2 x 10'4			x			
Below	Bedroom	17'4 x 13'7			x			

Finished Floor (Main):	1,937	# of Rooms:14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	2,266	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	4	No	Pool:
Finished Floor (Total):	4,203 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	4,203 sq. ft.	Basement: None	6				
		Bed not in Basement: 4	7				
			8				

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



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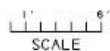
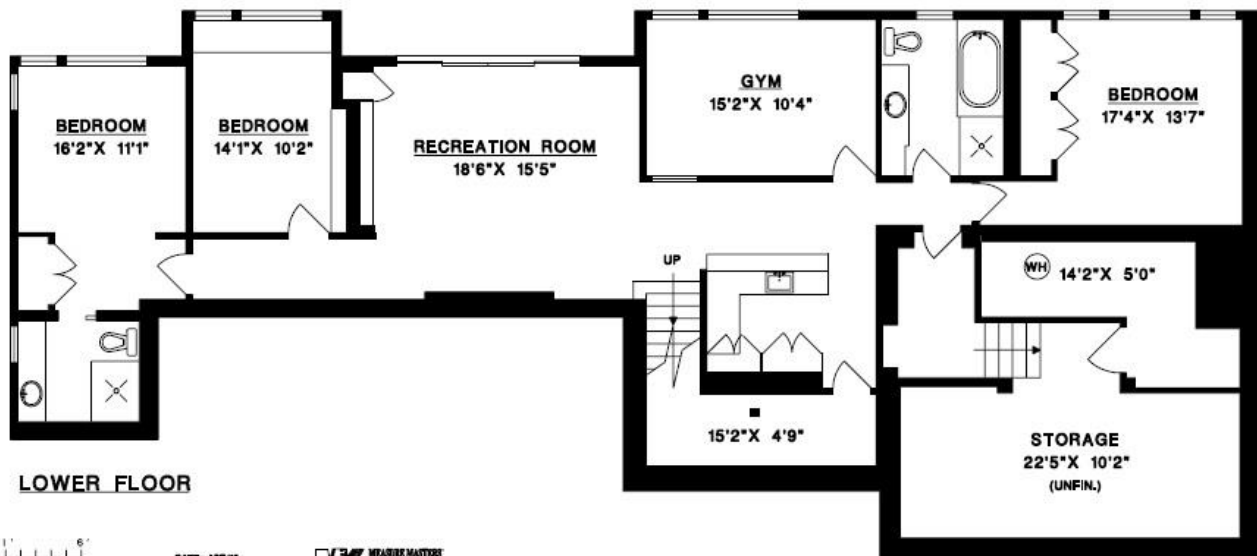
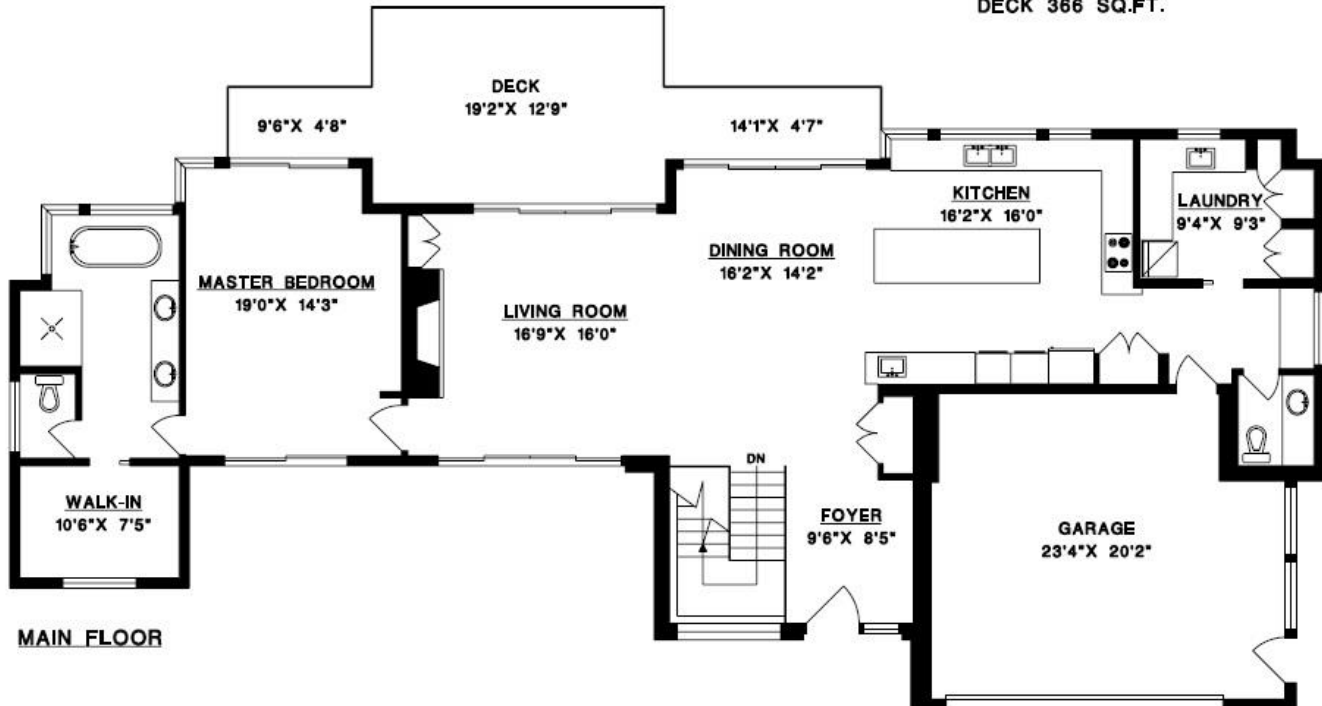
ERIC CHRISTIANSEN

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FAX: 604-921-1199



**5432 WEST VISTA COURT
WEST VANCOUVER**

MAIN FLOOR 1,937 SQ.FT.
LOWER FLOOR 2,266 SQ.FT.
TOTAL 4,203 SQ.FT.
GARAGE 476 SQ.FT.
DECK 366 SQ.FT.



DATE: APR/18
PLR: 162-386





5432 West Vista Court – Features

- Modern transitional home custom designed by Gordon Hlynsky and built by Steve Bradner in 2014
- Private enclave of 7 newly constructed homes, in exclusive neighbourhood of lower Caulfield, all uniquely designed yet blending seamlessly with the natural elements of the neighbourhood
- Surrounded by beautiful homes which would command values of \$7-15 million
- Interior exquisitely and tastefully finished by Terry Doyle, Archinterior Design
- 180 degree unobstructed views spanning from North Vancouver to Port Mann bridge, downtown city skyline and Mount Baker, UBC, Point Grey, to the West Coast islands
- Large glass windows and transom windows maximize the view and provide the home with a bright and airy ambience
- Enjoy watching the cruise ships, float planes, and eagles flying over the ocean
- Every room provides an ocean view and views from the entertainment areas are undoubtedly the best in West Vancouver
- Savant system controls Sonos music system with 8 zones and 20 in-ceiling speakers including outdoor speakers in three outdoor areas.
- Lutron lighting system
- Integrated Savant controlled blinds in upper level
- Blackout and privacy blinds in the master bedroom, master ensuite and all bathrooms
- Miele appliances
- Air conditioning
- Multiple wine fridges and beverage fridge
- Entertaining bar area with built-in cabinetry
- Personal Gym
- 2 large walk-in storage areas
- Private courtyard with fire pit and built-in BBQ
- 2 firepits - front courtyard and back patio
- Upper and lower patios heated with built-in heaters
- Parking for 5 cars - 2 indoor, 3 outdoor - and additional private parking for guests on the street
- Nicer views than the best new condominium projects going up in the city
- Walking distance to elementary and high schools and Caulfield mall