

ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5462 Westhaven Place Offered at \$3,000,000

Enjoy spectacular 360 degree views from the 1,200 sq. ft. outdoor patio of this entertainer's dream home. Offering 4 bedrooms, 4 bathrooms and 3,287 sq. ft. of living space. Features include a new designer kitchen, gorgeous master bathroom, extensive closet space in master and views from every room. The stunning southwest facing concrete deck is perfectly positioned for late evening sunsets. Features include an 8 person covered bar, outdoor kitchen, built-in heaters and fire pit, high end BBQ, television and Bose sound system. Situated in the prestigious enclave of Westhaven, just minutes from Caulfeild Village, Caulfeild Elementary and Rockridge High School.

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Active **5462 WESTHAVEN PLACE** Residential Detached
R2133178 West Vancouver **\$3,000,000 (LP)**
 Board: V Eagle Harbour **(SP)**
 House/Single Family V7W 3G1



Sold Date: Frontage (feet): **62.68** Original Price: **\$3,000,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**
 Depth / Size: **117.29 IRR** Bathrooms: **4** Age: **28**
 Lot Area (sq.ft.): **7,044.00** Full Baths: **3** Zoning: **RS10**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,055.21**
 Rear Yard Exp: **West** For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-985-077**
 Tour:
 View: **Yes: spectacular 360 degree 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:	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Gas - Natural		Fixtures Rmvd: No	
Water Supply: City/Municipal		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Fuel/Heating: Hot Water, Radiant			
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Wood			

Legal: **PL VAP21723 LT 34 DL 773 LD 36**

Amenities:

Site Influences: **Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 12'10	Above	Master Bedroom	15'2 x 13'2			x
Main	Dining Room	15'3 x 10'2	Above	Walk-In Closet	9'3 x 6'1			x
Main	Kitchen	16'4 x 10'2	Above	Bedroom	16'3 x 10'0			x
Main	Family Room	23'2 x 11'2	Above	Bedroom	16'3 x 9'11			x
Main	Office	12'10 x 10'7	Above	Bedroom	11'0 x 10'9			x
Main	Mud Room	8'9 x 7'7	Above	Recreation	20'3 x 16'5			x
Main	Laundry	7'2 x 5'11						x
Main	Walk-In Closet	6'4 x 6'3						x
Main	Pantry	5'5 x 3'5						x
Main	Foyer	9'11 x 6'8						x

Finished Floor (Main): 1,664	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,623	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	5	No	Pool:
Finished Floor (Total): 3,287 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
	Bed in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 3,287 sq. ft.	Bed not in Basement: 4	7				
		8				

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



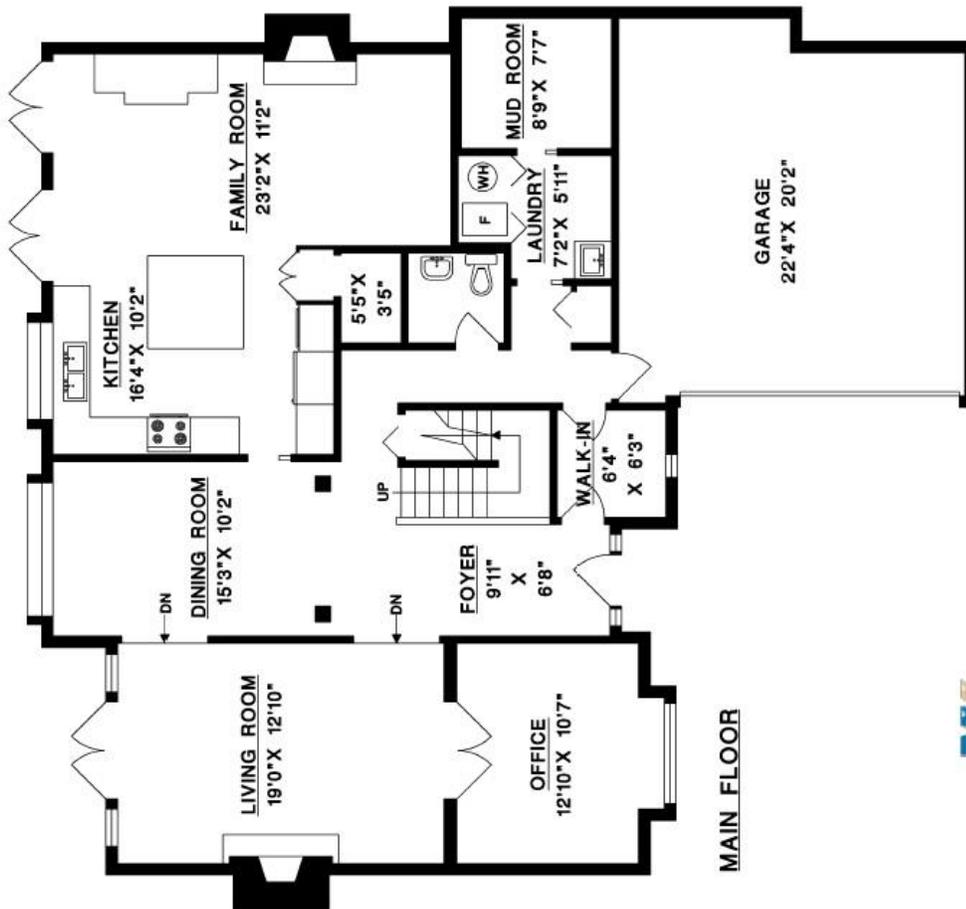
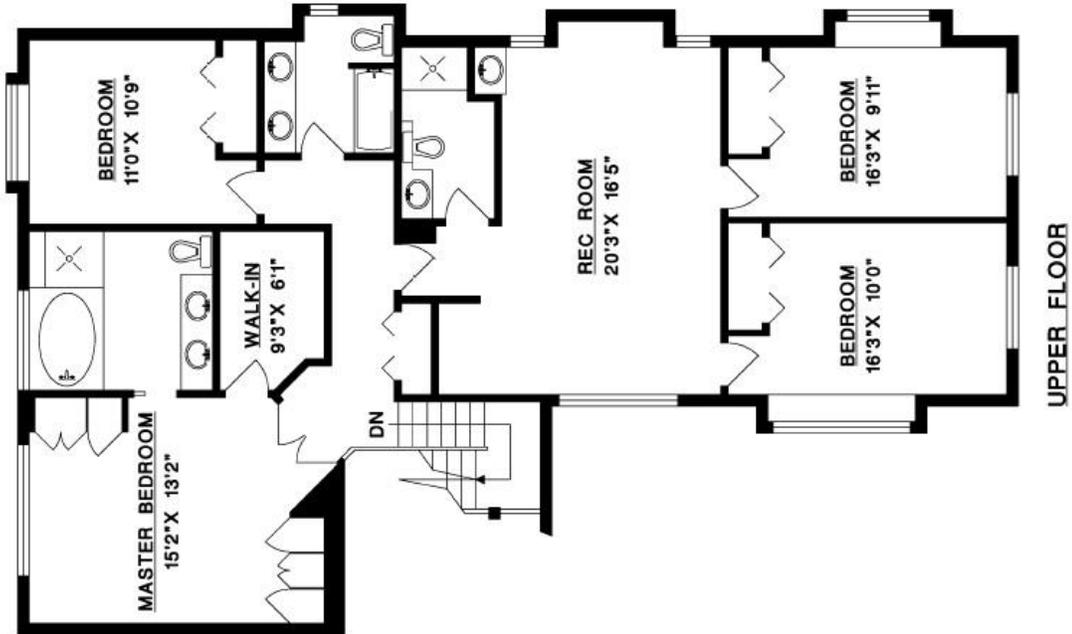
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WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
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5462 WESTHAVEN PLACE
WEST VANCOUVER
MAIN FLOOR 1,664 SQ.FT.
UPPER FLOOR 1,623 SQ.FT.
TOTAL 3,287 SQ.FT.
GARAGE 465 SQ.FT.





5462 Westhaven Place – Features and Updates

Enjoy the West Vancouver lifestyle from this luxurious entertainer's dream home. Situated at the top of Westhaven on a private cul-de-sac, this impressive home boasts spectacular 360 degree ocean and mountain views.

- Offering 4 bedrooms, 4 bathrooms and 3,287 sq. ft. of above ground living space, the floorplan feels much larger than it measures with 360 degree views and a 1,200 sq. ft. outdoor patio with panoramic close-in ocean views to Bowen Island.

- The stunning southwest facing 1,200 sq. ft. deck is perfectly positioned for late evening sunsets with an 8 person covered bar, BOSE sound system and TV, outdoor kitchen and built-in fire pit.

Updates:

- New designer kitchen with double ovens, marble countertops and high end Viking appliances.
- Brand new heating system including in-floor heating.
- Extra closet space, including built-in California Closets in master bedroom.
- Italian marble master bathroom with shower and bathtub views to Bowen Island
- All bathrooms updated.
- All windows California shutters & designer coverings.
- Extensive 1200 sq. ft. outdoor view patio.

Features:

- Large main floor home office/man cave
- 18' high ceilings throughout main floor
- Extensive crown moldings
- Separate 2 bedroom & family room children's wing.
- Private parking for 5-7 cars.
- An absolutely no maintenance yard with zero monthly maintenance costs - just lock it up when you leave town.

Leave the city traffic behind and come home to this gorgeous residence in Canada's finest neighborhood. This home is just 60 minutes from Whistler and located minutes from shopping, West Vancouver's top private and public schools and multiple sport and recreational opportunities.