



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4555 Piccadilly North Offered at \$9,990,000

This stunning 12,164 sq.ft. mansion is situated on a gorgeous 33,715 sq.ft. property in the heart of Caulfeild. A spectacular McLeod Boval designed \$2,700,000 renovation was just completed. Everything from the stunning wood flooring to kitchen and bathrooms were completely redone in a warm contemporary style. The massive 3,641 sq. ft. main floor offers open living spaces with an incredible 2 level office with spiral staircase, a deluxe kitchen and French doors opening to a huge patio overlooking the professionally landscaped back yard and swimming pool. The ample 4,300 sq. ft. upper floor offers 5 bedrooms, 5 bathrooms and a huge home office over the 4 car garage. The basement is off the charts with steam room, sauna, gym, media room, games room, climate controlled wine room, bar and too much more to list. This is a rare offering in an incredible neighbourhood.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



Active
R2596778
Board: V
House/Single Family

4555 PICCADILLY NORTH

West Vancouver
Caulfeild
V7W 1E1

Residential Detached

\$9,990,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$9,990,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2004**
Frontage(feet): **262.47** Bathrooms: **10** Age: **17**
Frontage(metres): **80.00** Full Baths: **7** Zoning: **RS2**
Depth / Size: **115 IRR** Half Baths: **3** Gross Taxes: **\$31,108.94**
Lot Area (sq.ft.): **33,715.00** Rear Yard Exp: **West** For Tax Year: **2021**
Lot Area (acres): **0.77** P.I.D.: **008-917-264** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: city and water views**
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year: **2020**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Garage; Single, Garage; Triple**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 2, BLOCK 10, PLAN VAP12269, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	3,641	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	4,300	Main	Living Room	19'2 x 15'7	Above	Bedroom	16'1 x 12'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'2 x 13'9	Above	Bedroom	16'2 x 11'7	Main 2
Finished Floor (Below):	4,223	Main	Kitchen	18'8 x 16'11	Above	Bedroom	15'8 x 12'3	Main 2
Finished Floor (Basement):	0	Main	Eating Area	13'7 x 11'3	Above	Living Room	27'7 x 17'0	Above 6
Finished Floor (Total):	12,164sq. ft.	Main	Family Room	22'6 x 22'6	Above	Flex Room	20'2 x 17'5	Above 4
Unfinished Floor:	0	Main	Office	19'5 x 16'0	Above	Den	16'0 x 12'4	Above 4
Grand Total:	12,164sq. ft.	Main	Bedroom	12'9 x 11'11	Above	Loft	16'9 x 10'10	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	14'1 x 9'2	Above	Loft	11'10 x 9'1	Above 3
Suite:		Main	Mud Room	11'7 x 8'8	Below	Recreation Room	26'11 x 25'3	Below 2
Basement:None		Main	Foyer	29'6 x 14'2	Below	Playroom	24'10 x 13'5	Below 3
		Above	Master Bedroom	24'2 x 18'7	Below	Games Room	17'8 x 12'10	Below 3
		Above	Walk-In Closet	18'8 x 5'0	Below	Media Room	22'4 x 18'5	
		Above	Bedroom	19'5 x 14'0	Below	Gym	21'5 x 11'10	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 30	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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WEST VANCOUVER

MAIN FLOOR 3,641 SQ.FT.

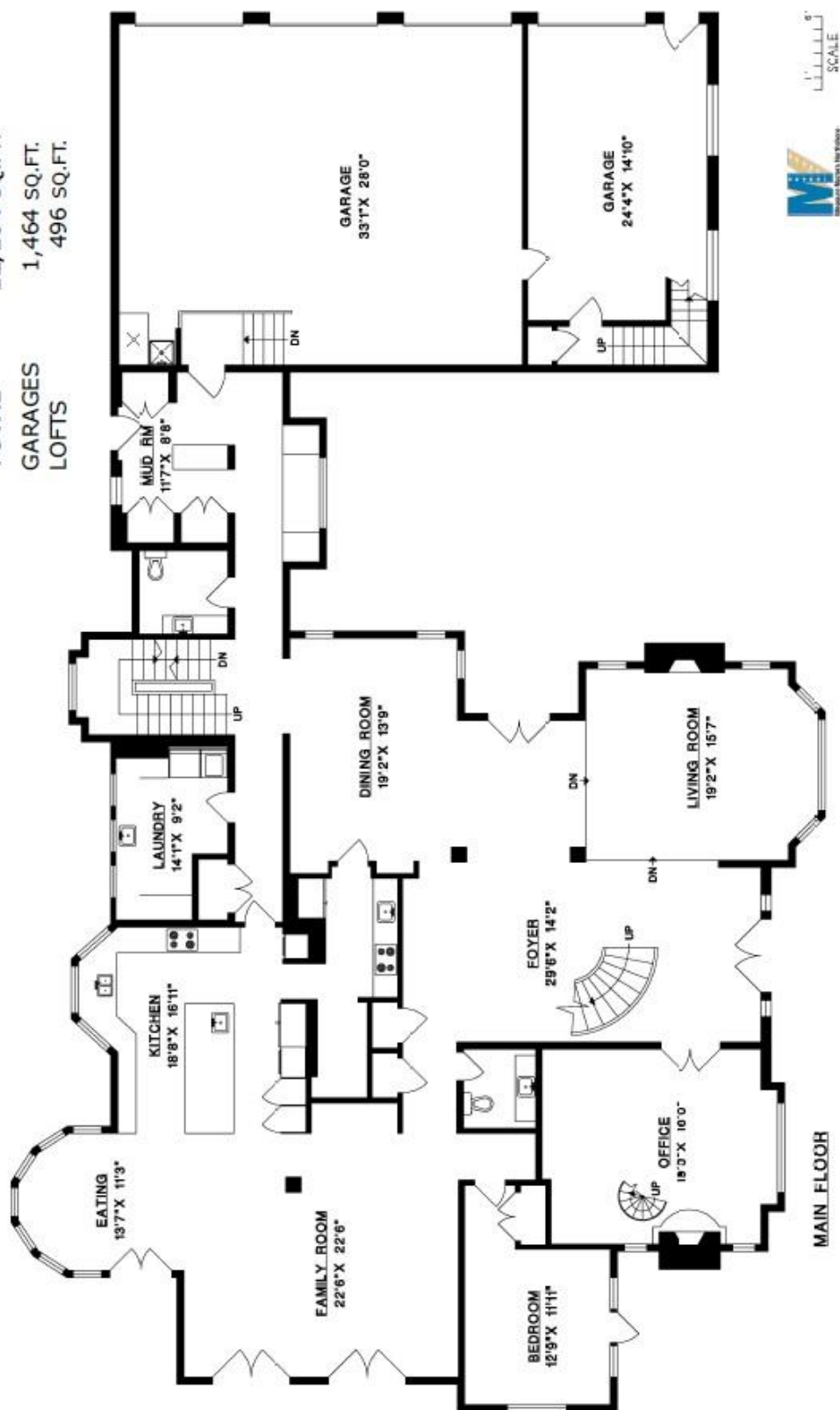
UPPER FLOOR 4,300 SQ.FT.

LOWER FLOOR 4,223 SQ.FT.

TOTAL 12,164 SQ.FT.

GARAGES 1,464 SQ.FT.

LOFTS 496 SQ.FT.





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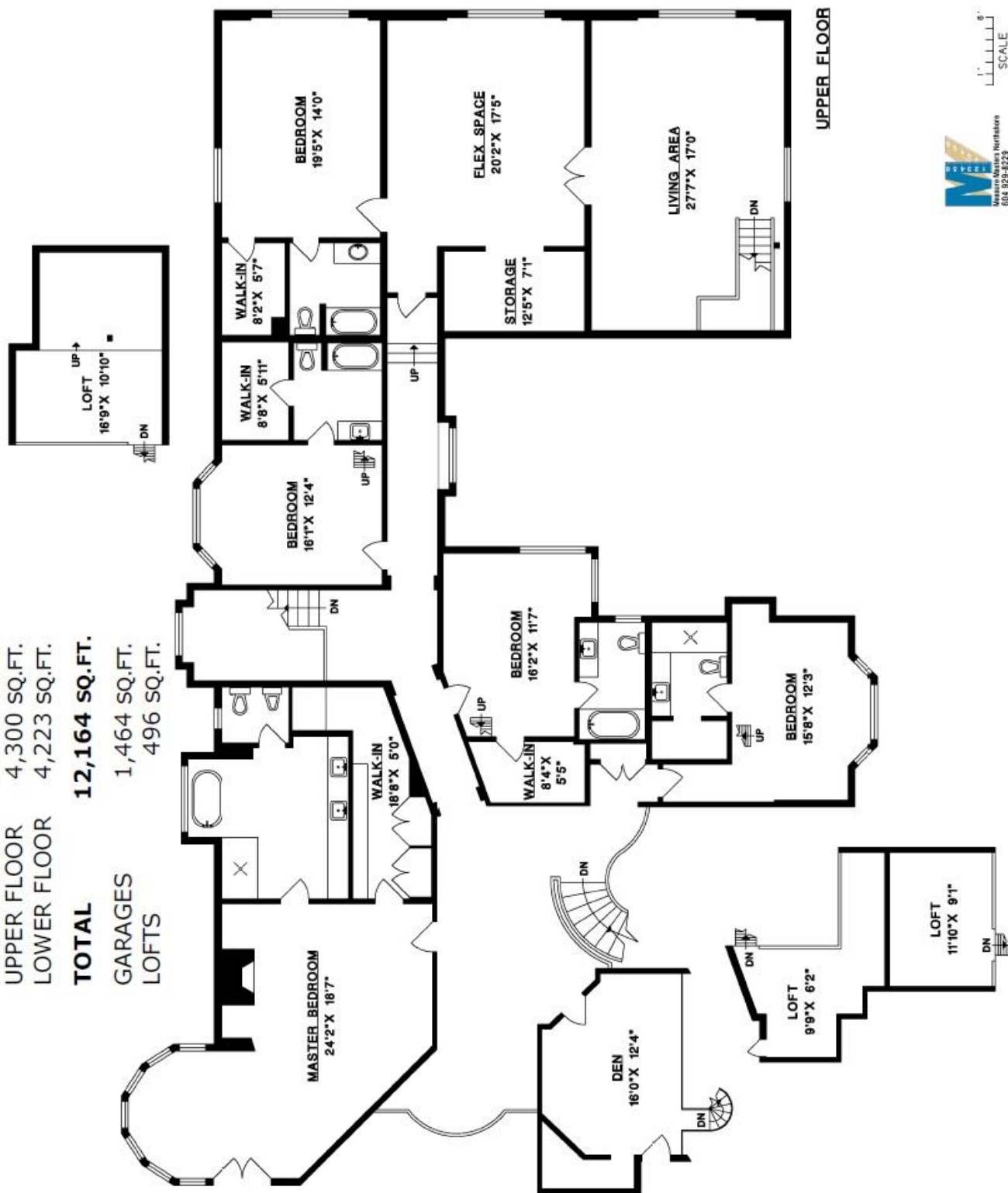
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