

## 4525 Keith Road Offered at \$2,298,000

This 2 level home is situated at the top of a rock bluff in a beautiful 15,754 sq.ft. property in the heart of Caulfeild just steps to Caulfeild Elementary School. Features of this 2,055 sq. ft. lovingly cared for 4 bedroom home include huge decks, 2 bathrooms and 2 fireplaces. Exceptional value in one of West Vancouver's best family neighborhoods.



**ERIC CHRISTIANSEN**  
GROUP  
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2772639**  
 Board: V  
 House/Single Family

**4525 KEITH ROAD**  
 West Vancouver  
 Caulfeild  
 V7W 2M7

Residential Detached  
**\$2,298,000** (LP)  
 (SP) **M**



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet): **130.98**  
 Frontage(metres): **39.92**  
 Depth / Size: **151.15 IRR**  
 Lot Area (sq.ft.): **15,754.00**  
 Lot Area (acres): **0.36**  
 Flood Plain:  
 View: **No**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **Water Supply: City/Municipal**

If new, GST/HST inc?:  
 Bedrooms: **4**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Rear Yard Exp: **North**  
 P.I.D.: **010-651-438**

Original Price: **\$2,298,000**  
 Approx. Year Built: **1957**  
 Age: **66**  
 Zoning: **RS3**  
 Gross Taxes: **\$6,646.53**  
 For Tax Year: **2022**  
 Tax Inc. Utilities?:  
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas, Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carpport; Multiple**  
 Driveway Finish: **Asphalt**  
 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: **:**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 1, BLOCK G, PLAN VAP7354, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 2**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

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

Finished Floor (Main):	1,445	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'1 x 15'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'7 x 10'2			x	Main 5
Finished Floor (Below):	610	Main	Kitchen	11'8 x 8'1			x	Below 3
Finished Floor (Basement):	0	Main	Eating Area	8'1 x 6'4			x	
Finished Floor (Total):	2,055sq. ft.	Main	Primary Bedroom	13'7 x 11'4			x	
Unfinished Floor:	0	Main	Bedroom	11'6 x 10'2			x	
Grand Total:	2,055sq. ft.	Main	Bedroom	11'4 x 10'3			x	
		Main	Foyer	8'4 x 7'4			x	
		Below	Family Room	20'4 x 14'8			x	
		Below	Bedroom	10'11 x 9'11			x	
		Below	Storage	9'9 x 5'5			x	
		Below	Workshop	22'11 x 10'10			x	
				x			x	
Suite:		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement:None		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 12							

Listing Broker(s): **Bellevue Realty Group**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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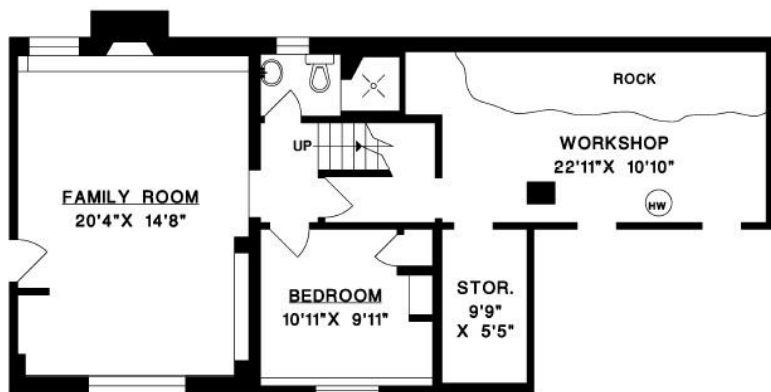
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4525 KEITH ROAD  
WEST VANCOUVER

MAIN FLOOR	1,445 SQ.FT.
LOWER FLOOR	610 SQ.FT.
<b>TOTAL</b>	<b>2,055 SQ.FT.</b>
WORKSHOP	273 SQ.FT.
STORAGE	62 SQ.FT.
DECK	416 SQ.FT.



MAIN FLOOR

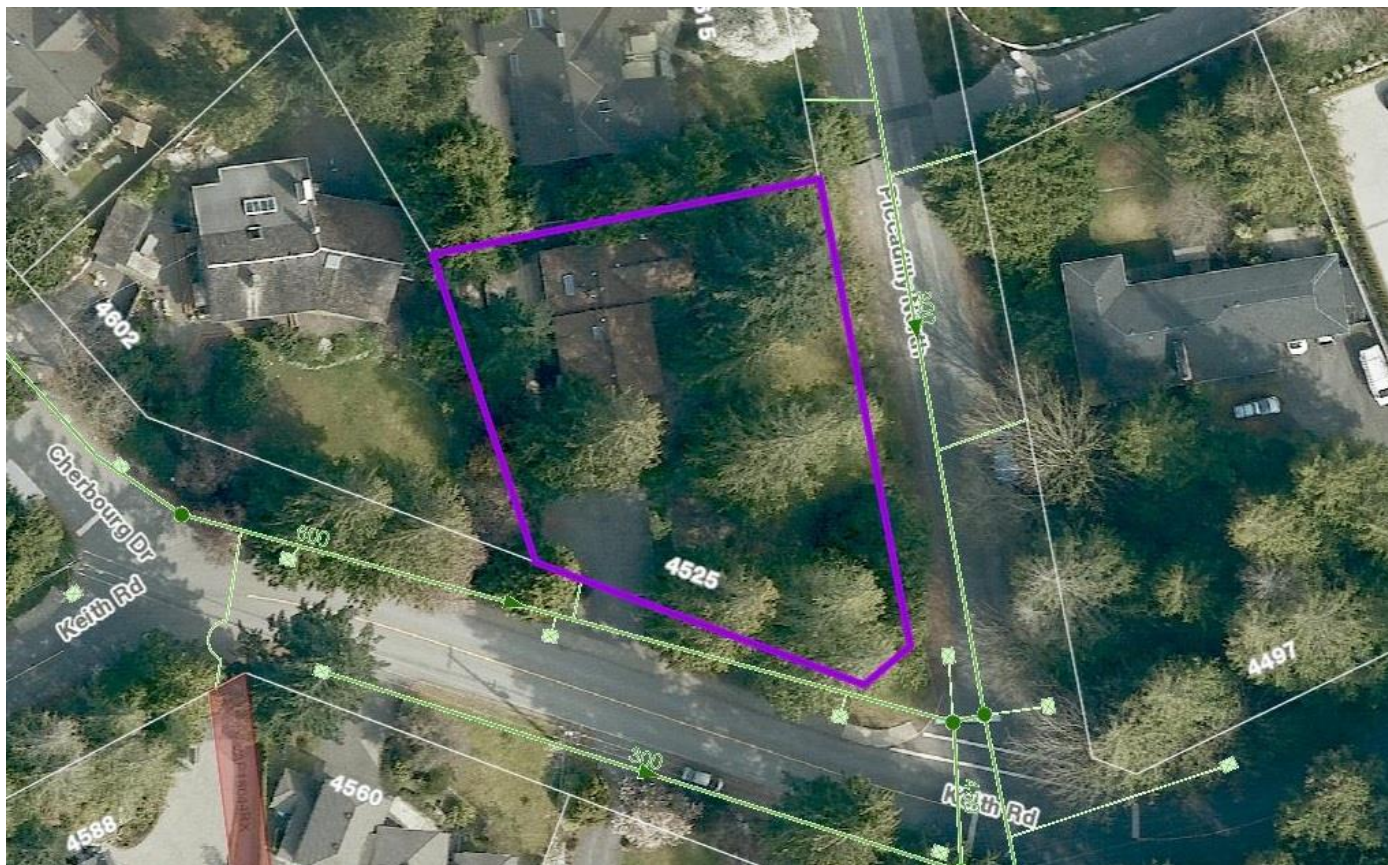


LOWER FLOOR



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