

4550 Piccadilly North Offered at \$6,998,000

This gorgeous 5 year old, 8,816 square foot home is situated on a completely private 27,356 sq. ft. property on prestigious North Piccadilly. Features of this luxurious custom built home include massive principle rooms with soaring ceilings, a high end gourmet kitchen, 6 bedrooms, 9 spa inspired bathrooms, 3 car garage and gated driveway. Offering a gorgeous floating staircase, 5 fireplaces, pantry, wine room, and too much more to list. The property is beautiful with huge covered decks, swimming pool, hot tub, and outdoor barbeque station. This home has it all in an incredible family neighborhood.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BELLEVUE Realty Group®

Active
R2750163
 Board: V
 House/Single Family

4550 PICCADILLY NORTH ROAD

West Vancouver
 Caulfeild
 V7W 1C9

Residential Detached

\$6,998,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$6,998,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**
 Frontage(feet): **83.55** Bathrooms: **9** Age: **5**
 Frontage(metres): **25.47** Full Baths: **7** Zoning: **RS2**
 Depth / Size: **240.55 IRR** Half Baths: **2** Gross Taxes: **\$30,827.56**
 Lot Area (sq.ft.): **27,356.00** Rear Yard Exp: **Southeast** For Tax Year: **2022**
 Lot Area (acres): **0.63** P.I.D.: **007-327-561** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: peekaboo ocean view**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **5** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Heat Pump, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Add. Parking Avail., 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:
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 8, BLOCK 9, PLAN VAP17004, 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, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

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

Finished Floor (Main):	3,011	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,821	Main	Living Room	20'3 x 19'0	Above	Bedroom	15'7 x 10'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'0 x 19'0	Above	Bedroom	15'7 x 10'3	Main	2
Finished Floor (Below):	1,984	Main	Kitchen	23'4 x 14'4	Above	Flex Room	23'6 x 21'4	Main	4
Finished Floor (Basement):	0	Main	Wok Kitchen	8'10 x 7'8	Above	Laundry	14'5 x 6'2	Above	8
Finished Floor (Total):	8,816sq. ft.	Main	Family Room	23'4 x 12'9	Below	Recreation Room	36'0 x 22'1	Above	4
Unfinished Floor:	0	Main	Den	21'0 x 13'5	Below	Games Room	16'10 x 9'8	Above	4
Grand Total:	8,816sq. ft.	Main	Bedroom	18'8 x 15'5	Below	Media Room	20'4 x 18'0	Above	4
		Main	Mud Room	14'3 x 10'3	Below	Utility	17'8 x 6'9	Above	4
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	24'9 x 18'8	Below	Other	15'8 x 9'7	Above	2
Suite:		Above	Primary Bedroom	23'9 x 16'2			x	Below	4
Basement:None		Above	Dressing Room	24'0 x 13'3			x		
		Above	Bedroom	15'10 x 14'6			x		
		Above	Bedroom	14'8 x 14'4			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 22	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

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

Full video tour at www.ericchristiansen.com

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

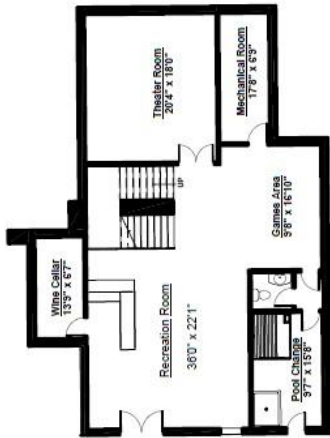


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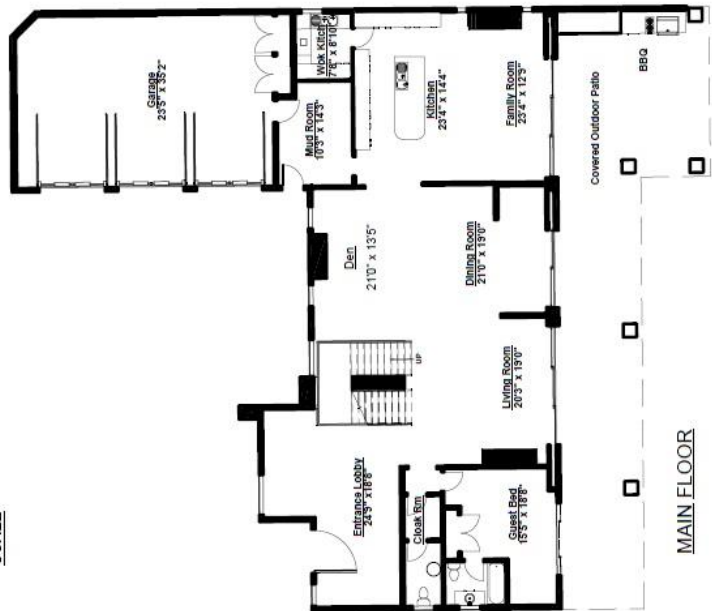
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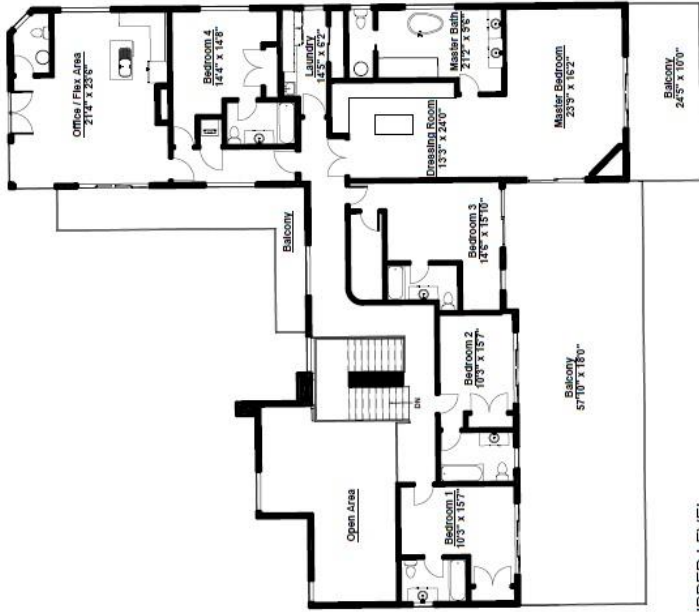
LOWER LEVEL	1,984 sq ft
MAIN FLOOR	3,011 sq ft
UPPER LEVEL	3,821 sq ft
TOTAL	8,816 sq ft
GARAGE	908 sq ft



LOWER LEVEL



MAIN FLOOR



UPPER LEVEL



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