

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

This gorgeous 5 year old, 8,816 sq. ft. 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, self-contained above ground bachelor suite with roughed in kitchen 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.



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

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: _____ Reno. Year: _____
 # of Fireplaces: **5** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Natural Gas** Metered Water: _____
 Fuel/Heating: **Heat Pump, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

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 B, 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**

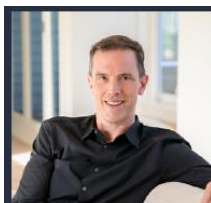
Finished Floor (Main):	3,011	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,821	Main	Living Room	20'3 x 19'0	Above	Bedroom	15'7 x 10'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'0 x 19'0	Above	Bedroom	15'7 x 10'3	Main 2
Finished Floor (Below):	1,984	Main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

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.



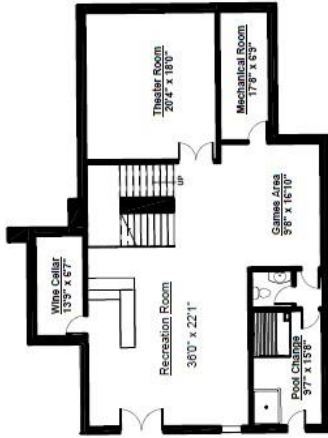
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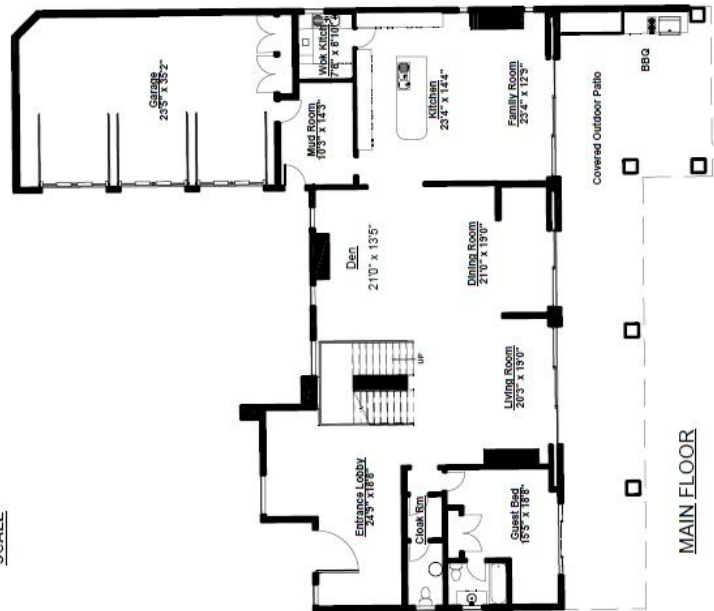
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WEST VANCOUVER**

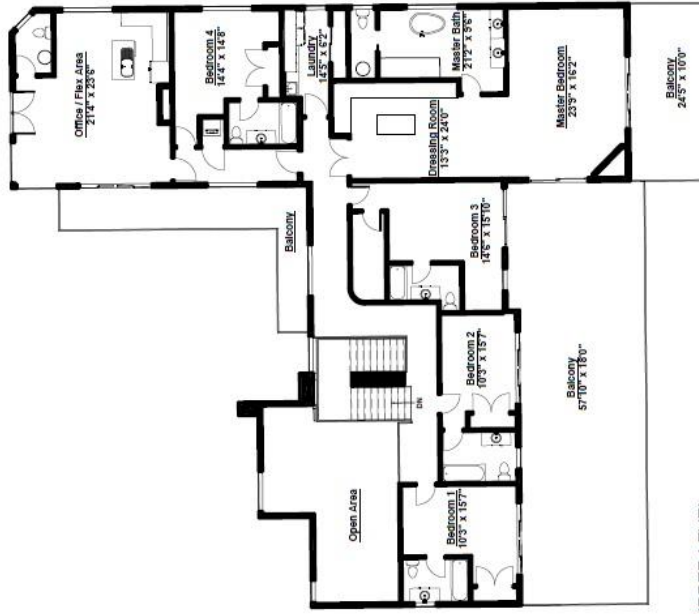
LOWER LEVEL 1,984 sq ft
 MAIN FLOOR 3,011 sq ft
 UPPER LEVEL 3,821 sq ft
TOTAL 8,816 sq ft
 GARAGE 908 sq ft



LOWER LEVEL



MAIN FLOOR



UPPER LEVEL



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