



## 4675 Clovelly Walk Offered at \$6,995,000

An absolutely stunning family home on Clovelly Walk. Drive up the long driveway under the beautiful portico to your level auto court and 4 car garage. Enjoy complete luxury from the moment you enter this Hlynsky designed, Bradner Built custom home situated on a completely private 20,097 sq. ft. property. Offering 5 bedrooms, 5 bathrooms, swimming pool, hot tub, huge covered patio with barbeque station off the kitchen, extensive millwork and too much more too list. This is a spectacular home perfect for a large family and entertaining. All in one of West Vancouver's finest neighbourhoods.



**ERIC CHRISTIANSEN**  
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**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



**Active**  
**R2759088**  
 Board: V  
 House/Single Family

**4675 CLOVELLY WALK**

West Vancouver  
 Caulfeild  
 V7W 1H3

Residential Detached

**\$6,995,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$6,995,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2004**  
 Frontage(feet): **72.51** Bathrooms: **5** Age: **19**  
 Frontage(metres): **22.10** Full Baths: **4** Zoning: **RS2**  
 Depth / Size: **218.48 IRR** Half Baths: **1** Gross Taxes: **\$17,906.24**  
 Lot Area (sq.ft.): **20,097.00** Rear Yard Exp: **Northwest** For Tax Year: **2022**  
 Lot Area (acres): **0.46** P.I.D.: **025-993-208** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: water views**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: Water Supply: **City/Municipal**

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

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

Reno. Year:  
 Rain Screen: **No**  
 Metered Water:  
 R.I. Plumbing:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Total Parking: **6** Covered Parking: **4** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Double**  
 Driveway Finish: **Paving Stone**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LOT B, BLOCK 12, PLAN BCP12337, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,658	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,081	Main	Living Room	19'4 x 18'11	Above	Walk-In Closet	9'2 x 6'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'11 x 13'1	Above	Bedroom	15'10 x 14'10	Main	2
Finished Floor (Below):	1,102	Main	Kitchen	25'0 x 9'9	Above	Bedroom	15'6 x 11'51	Above	6
Finished Floor (Basement):	0	Main	Eating Area	15'11 x 12'10	Above	Bedroom	15'6 x 11'4	Above	4
Finished Floor (Total):	5,841sq. ft.	Main	Family Room	18'6 x 12'10	Above	Bedroom	14'6 x 11'5	Above	3
Unfinished Floor:	0	Main	Office	17'0 x 13'5	Below	Recreation Room	20'6 x 16'0	Below	3
Grand Total:	5,841sq. ft.	Main	Office	6'3 x 6'0	Below	Media Room	15'2 x 13'5		
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	14'11 x 8'6	Below	Utility	18'1 x 13'7		
Suite:		Main	Mud Room	14'11 x 6'8	Below	Storage	45'1 x 14'5		
Basement:None		Main	Pantry	9'2 x 4'11			x		
		Main	Foyer	13'1 x 9'7			x		
		Above	Primary Bedroom	17'11 x 14'5			x		
		Above	Walk-In Closet	9'5 x 7'7			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 22	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

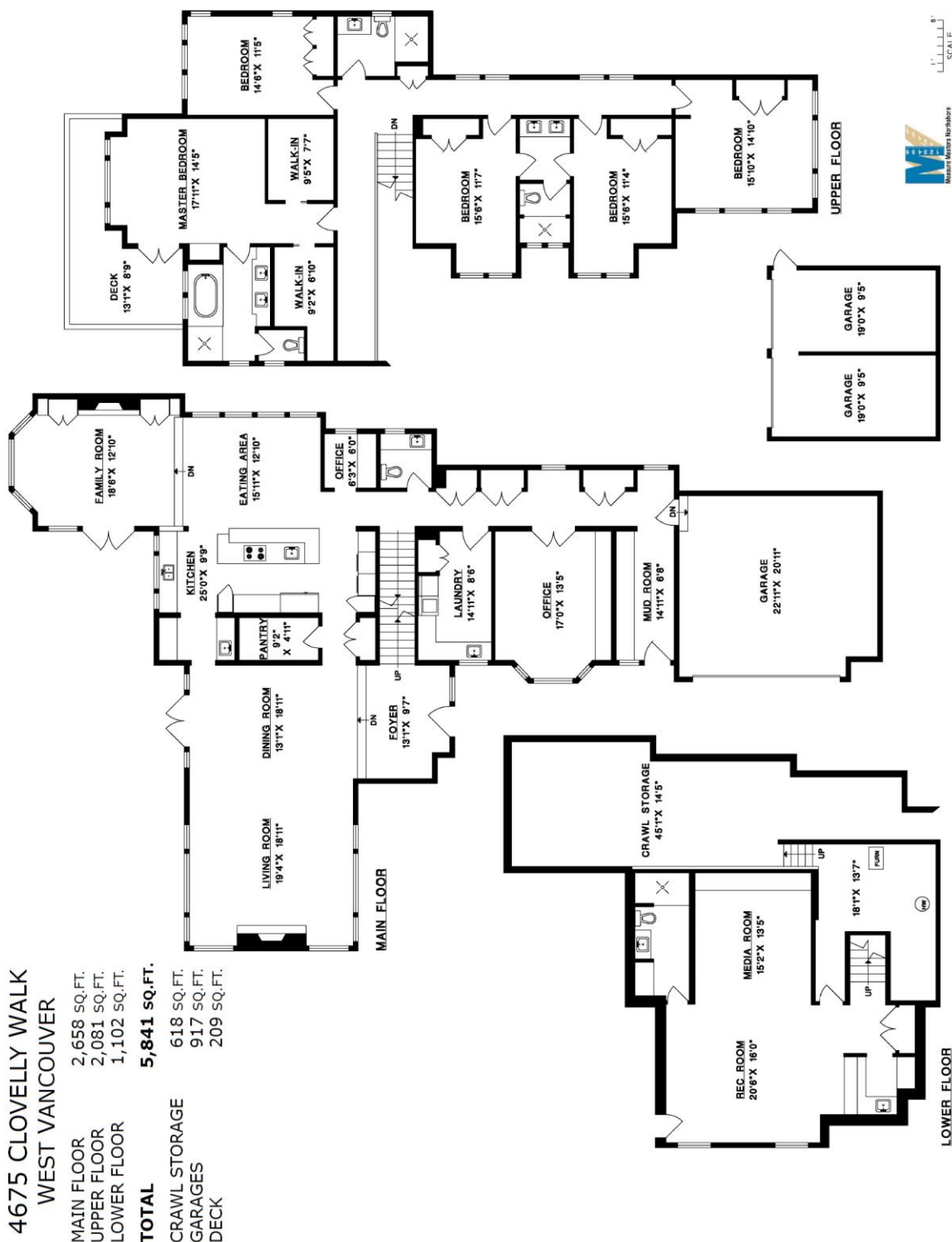
Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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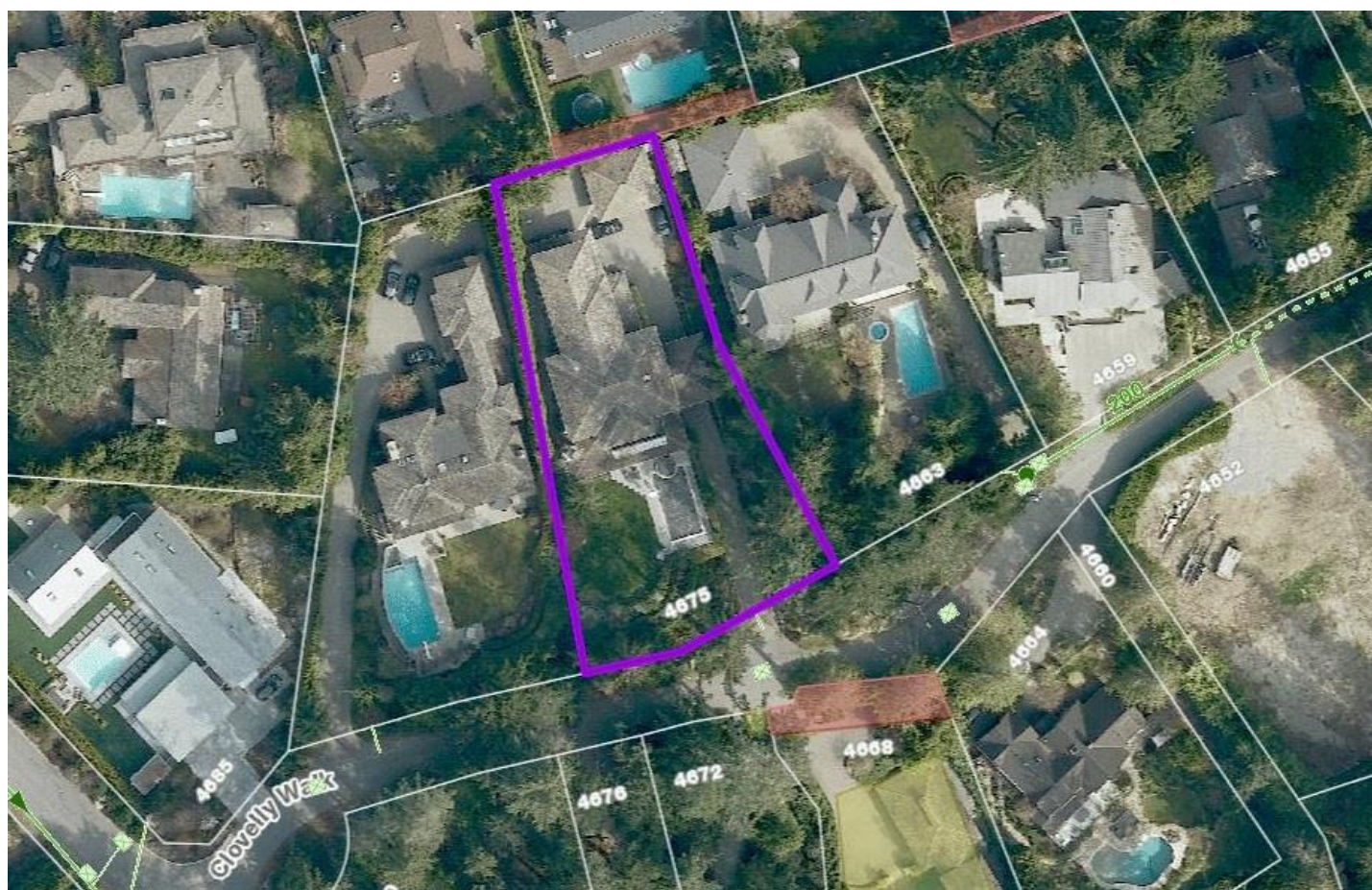
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