BELLEVUE Realty Group®

4650 Cherbourg Drive
Offers at $2,998,000

This beautiful home situated on a level 13,840 sq.ft. corner property offers 2,463 sq. ft. of living space on 2 levels. Completely renovated with 3 bedrooms, 3 bathrooms and huge patios. The driveway is gated and level with lots of space for kids to play. The main floor offers a bedroom, den, large principal rooms and open plan kitchen and family room. An entertainer's dream with complete privacy in the back yard, covered hot tub and outdoor barbeque areas. This is the perfect home for raising the family just steps to Caulfeild Elementary, Rockridge High School and only minutes to parks, recreation and shopping.

ERIC CHRISTIANSEN
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604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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Active
R2766459
Board: V
House/Single Family

4650 CHERBOURG DRIVE
West Vancouver
Caulfeild
V7W 1H9

Residential Detached
$2,998,000 (LP) (SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$2,998,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1964**
Frontage(feet):	**154.80**	Bathrooms:	**3**	Age:	**59**
Frontage(metres):	**47.18**	Full Baths:	**3**	Zoning:	**RS3**
Depth / Size:	**111.06 IRR**	Half Baths:	**0**	Gross Taxes:	**$6,657.04**
Lot Area (sq.ft.):	**13,840.00**	Rear Yard Exp:	**Southeast**	For Tax Year:	**2022**
Lot Area (acres):	**0.32**	P.I.D.:	**009-242-872**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Electricity, Natural Gas, Water**				
Sewer Type:		Water Supply:	**City/Municipal**		

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

Renovations: **Completely** Reno. Year: **2017**
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen: **No**
Fireplace Fuel: **Electric, Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 2, BLOCK 4, PLAN VAP10923, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Swirlpool/Hot Tub**

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

Finished Floor (Main):	1,634
Finished Floor (Above):	829
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	2,463 sq. ft.
Unfinished Floor:	0
Grand Total:	2,463 sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **13**

Floor	Type	Dimensions
Main	Living Room	13'4 x12'7
Main	Dining Room	12'7 x8'9
Main	Kitchen	15'10 x11'2
Main	Eating Area	9'8 x9'0
Main	Family Room	20'8 x16'1
Main	Den	15'4 x10'1
Main	Bedroom	12'2 x7'9
Main	Laundry	14'2 x9'8
Main	Foyer	8'1 x7'7
Above	Primary Bedroom	17'8 x14'4
Above	Walk-In Closet	6'10 x6'7
Above	Bedroom	13'11 x12'7
Above	Walk-In Closet	5'11 x4'7

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	3
Above	5
Above	4

Manuf Type: Registered in MHR?: PAD Rental:
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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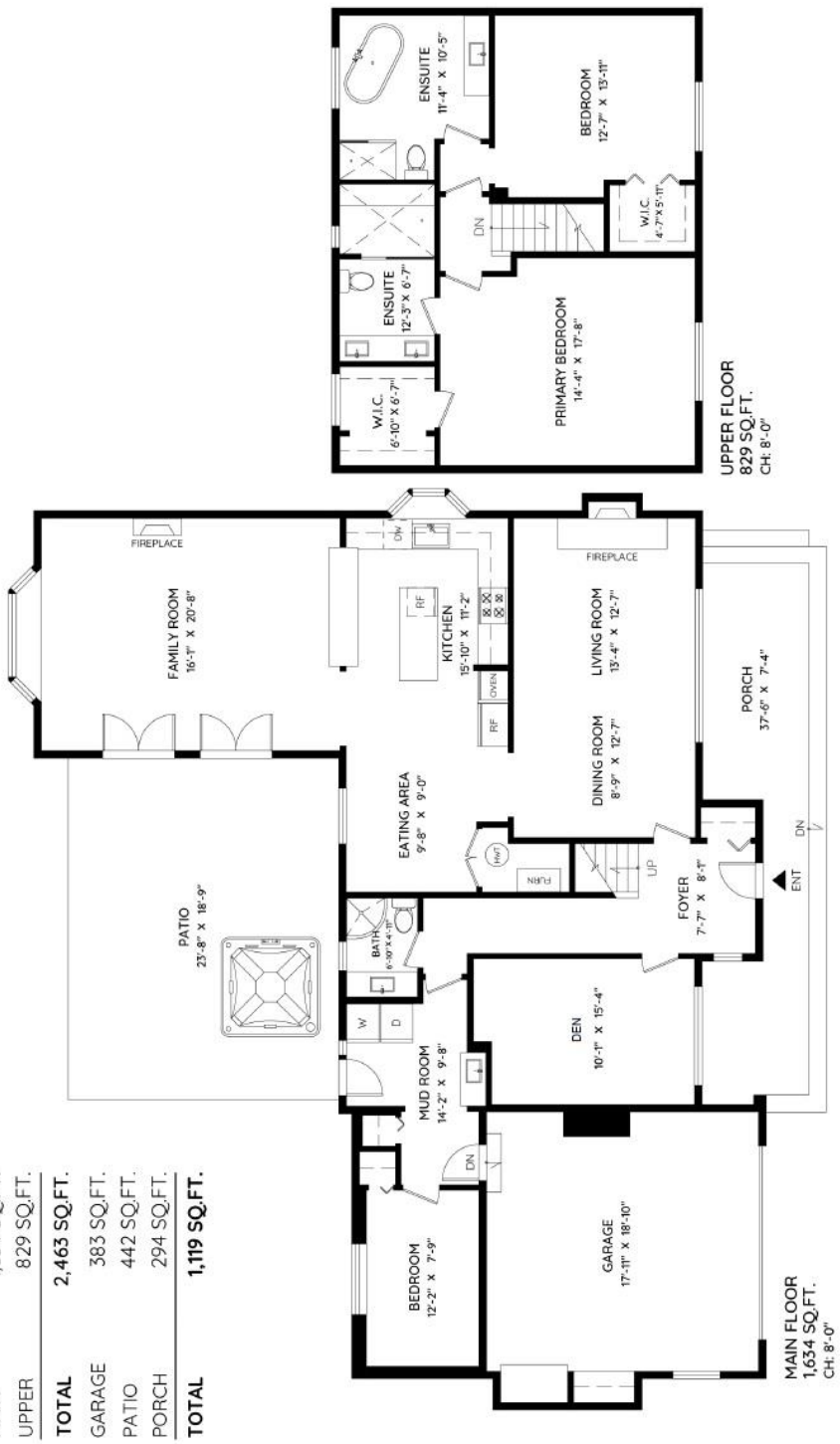
BRG

4650 CHERBOURG DRIVE

WEST VANCOUVER, BC

MAIN	1,634 SQ.FT.
UPPER	829 SQ.FT.
TOTAL	**2,463 SQ.FT.**
GARAGE	383 SQ.FT.
PATIO	442 SQ.FT.
PORCH	294 SQ.FT.
TOTAL	**1,119 SQ.FT.**



keyplan
plan your space

The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only.
May include unfinished areas & not suitable for architectural or construction E&O insured

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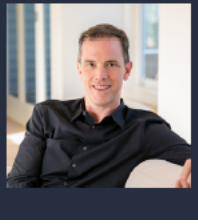

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