



4875 Water Lane Offered at \$2,898,000

This gorgeous contemporary post and beam exudes a Palm Springs charm. The generous 2,893 sq. ft. one level plan offers 5 bedrooms and 3 bathrooms. Recent upgrades include new wide plank hard wood floors, tile patios and walkways and fresh paint inside and out. Situated on a completely private and level 17,860 sq. ft. property in prestigious Olde Caulfeild just steps to Lighthouse Park and minutes from Caulfeild Elementary and Rockridge High school.



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

Active

R2766456

Board: V

House/Single Family

4875 WATER LANE

West Vancouver

Olde Caulfeild

V7W 1K4

Residential Detached

\$2,898,000 (LP)

(SP) M



Sold Date: If new, GST/HST inc?: Original Price: **\$2,898,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1964**
 Frontage(feet): **106.13** Bathrooms: **3** Age: **59**
 Frontage(metres): **32.35** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **296.20 IRR** Half Baths: **0** Gross Taxes: **\$7,571.80**
 Lot Area (sq.ft.): **17,860.00** Rear Yard Exp: **North** For Tax Year: **2022**
 Lot Area (acres): **0.41** P.I.D.: **009-362-681** 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: **1 Storey** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Carport; Multiple**
 Exterior: **Brick, Wood** Driveway Finish: **Asphalt**
 Foundation: **Concrete Slab** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Property Disc.: **Yes**
 # of Fireplaces: **3** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No :**
 Fireplace Fuel: **Wood** Rain Screen: Metered Water:
 Fuel/Heating: **Electric, Forced Air, Radiant** R.I. Plumbing: Fixtures Rmvd: **:**
 Outdoor Area: **Patio(s) & Deck(s)** Floor Finish: **Hardwood, Wall/Wall/Mixed**
 Type of Roof: **Torch-On**

Legal: LOT C, BLOCK B, PLAN VAP10594, DISTRICT LOT 811, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK 4

Amenities:

Site Influences: Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

| | | | | | | | | | |
|----------------------------|----------------|-------------|---------------------|--------------|-------------|------|------------|-----------|------|
| Finished Floor (Main): | 2,893 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 0 | Main | Living Room | 20'0 x 16'0 | | | x | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 16'3 x 16'0 | | | x | Main | 5 |
| Finished Floor (Below): | 0 | Main | Kitchen | 14'1 x 12'11 | | | x | Main | 3 |
| Finished Floor (Basement): | 0 | Main | Eating Area | 17'2 x 12'9 | | | x | Main | 4 |
| Finished Floor (Total): | 2,893sq. ft. | Main | Family Room | 16'1 x 10'8 | | | x | | |
| Unfinished Floor: | 0 | Main | Den | 18'8 x 11'8 | | | x | | |
| Grand Total: | 2,893sq. ft. | Main | Primary Bedroom | 19'7 x 18'5 | | | x | | |
| Fir Area (Det'd 2nd Res): | sq. ft. | Main | Den | 9'0 x 8'5 | | | x | | |
| Suite: | | Main | Bedroom | 17'9 x 10'11 | | | x | | |
| Basement:None | | Main | Bedroom | 10'2 x 10'1 | | | x | | |
| | | Main | Bedroom | 12'8 x 10'2 | | | x | | |
| | | Main | Bedroom | 10'8 x 9'2 | | | x | | |
| | | Main | Laundry | 10'8 x 7'5 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 1 | Manuf Type: | Registered in MHR?: | | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 13 | MHR#: | CSA/BCE: | | Maint. Fee: | | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): Bellevue Realty Group

Full video tour at www.ericchristiansen.com

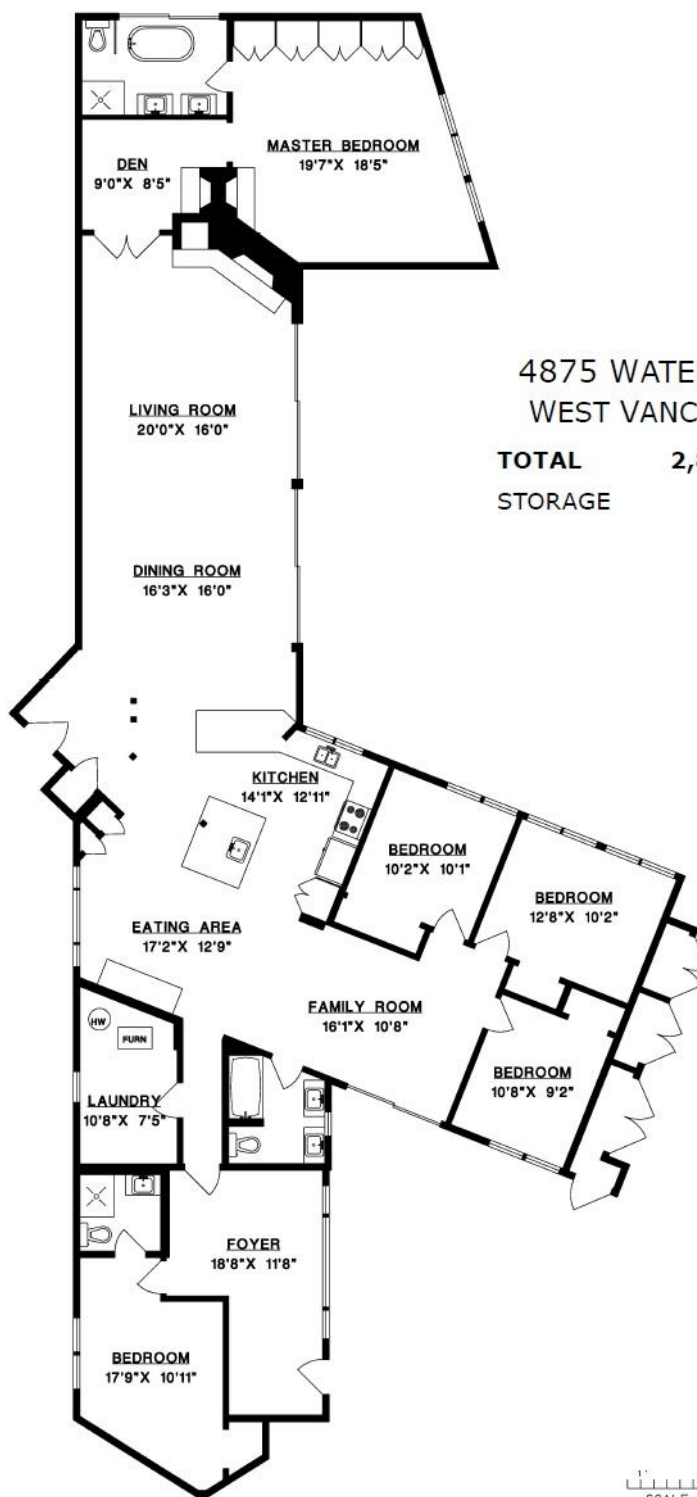
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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BRG



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