



4850 The Dale Offered at \$3,998,000

This gorgeous family home is situated on a private cul-de-sac on The Dale in beautiful Olde Caulfeild. An absolutely stunning home from the driveway to the massive sun drenched level back yard. The upper floors of this 3 level home are completely renovated offering 4 bedrooms, 5 bathrooms, huge principal rooms, a 368 sq. ft. covered deck and huge patios for entertaining. The lower level is where the fun happens with English style pub, Teppanyaki grill, games room, dance floor, gym, Sauna, hot tub and wine room. Everything about this 4,518 sq.ft. home situated on a level 14,348 sq.ft. property is absolutely perfect. Just steps to Lighthouse Park, Caulfeild Rocks and walking distance to Caulfeild Elementary and Rockridge High School.



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

Active**R2773284**

Board: V

House/Single Family

4850 THE DALE

West Vancouver

Olde Caulfeild

V7W 1K3

Residential Detached

\$3,998,000 (LP)(SP) **M**

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**
 Frontage(feet): **83.17** Bathrooms: **5** Age: **34**
 Frontage(metres): **25.35** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **175.52** Half Baths: **2** Gross Taxes: **\$8,394.28**
 Lot Area (sq.ft.): **14,348.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.33** P.I.D.: **007-697-121** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: _____
 View: **No** : _____
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Stone, Wood** Driveway Finish: **Aggregate**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 Renovations: **Partly** Reno. Year: **2022** Property Disc.: **Yes**
 # of Fireplaces: **3** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Electric, Natural Gas** Metered Water: _____
 Fuel/Heating: **Electric, Forced Air, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Fixtures Rmvd: _____
 Type of Roof: **Wood** Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT H, BLOCK 4, PLAN VAP21280, DISTRICT LOT 811, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Garden, Sauna/Steam Room, Swirlpool/Hot Tub**Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	1,533	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	#Pcs
Finished Floor (Above):	1,386	Main	Living Room	14'0 x 12'9	Below	Games Room	13'9 x 12'8	Floor	2
Finished Floor (AbvMain2):	0	Main	Dining Room	16'5 x 13'2	Below	Bar Room	13'6 x 11'9	Main	2
Finished Floor (Below):	1,599	Main	Kitchen	13'1 x 10'9	Below	Gym	12'8 x 9'4	Above	3
Finished Floor (Basement):	0	Main	Eating Area	12'10 x 11'5	Below	Sauna	8'0 x 6'10	Above	4
Finished Floor (Total):	4,518sq. ft.	Main	Family Room	14'8 x 13'5	Below	Solarium	18'5 x 10'10	Above	6
Unfinished Floor:	0	Main	Office	12'6 x 9'3			x	Below	2
Grand Total:	4,518sq. ft.	Main	Laundry	8'10 x 5'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'2 x 11'6			x		
Suite:		Above	Walk-In Closet	9'5 x 5'10			x		
Basement:None		Above	Bedroom	16'0 x 13'8			x		
		Above	Bedroom	12'3 x 11'5			x		
		Above	Bedroom	12'3 x 11'5			x		
		Below	Recreation Room	22'9 x 12'8			x		

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
 # of Kitchens: **1** # of Rooms: **18** 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.



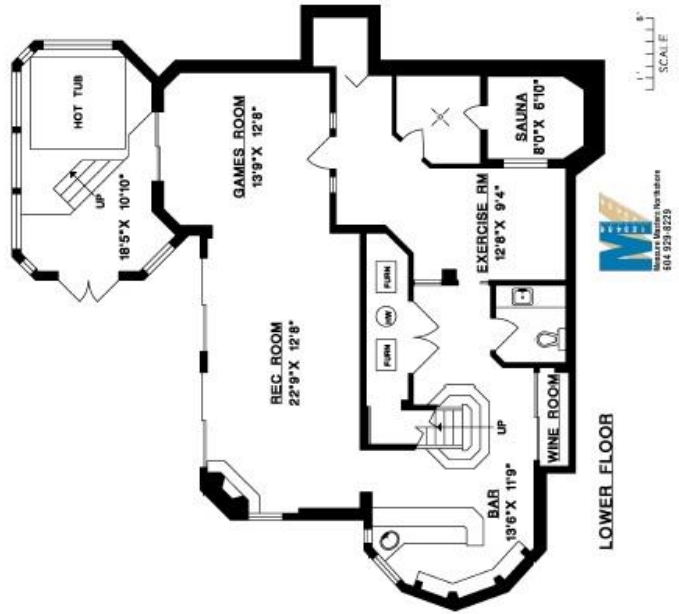
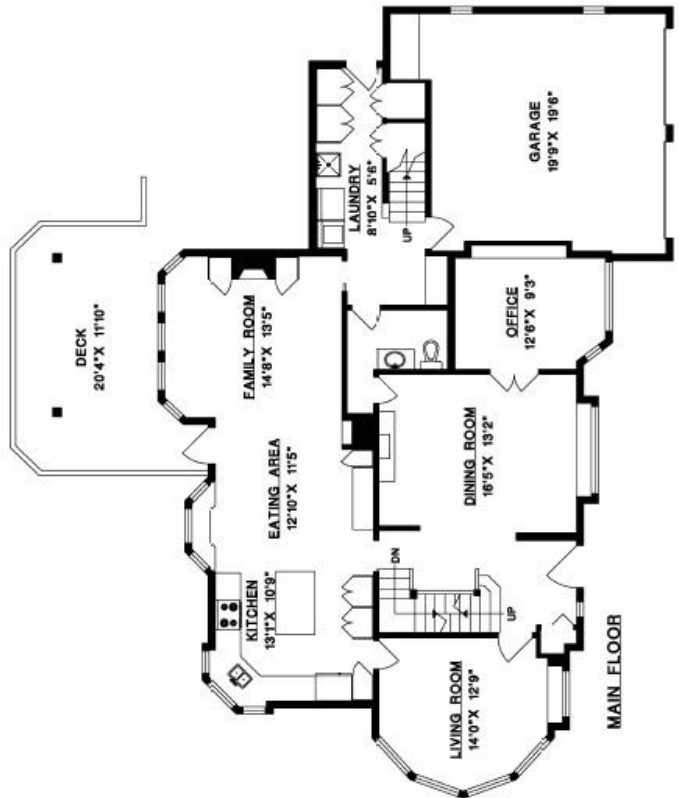
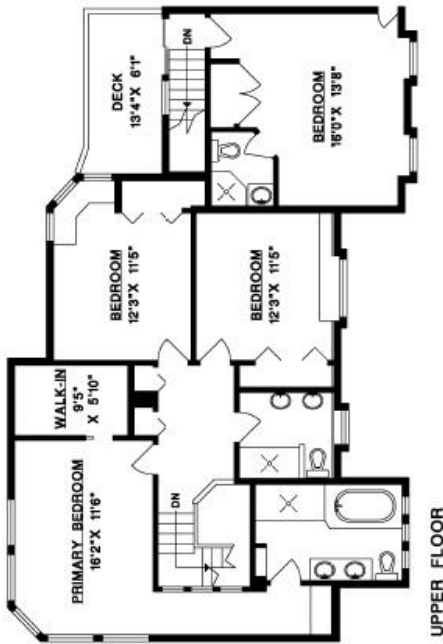
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BRG

**4850 THE DALE
WEST VANCOUVER**

MAIN FLOOR 1,533 SQ.FT.
UPPER FLOOR 1,386 SQ.FT.
LOWER FLOOR 1,599 SQ.FT.
TOTAL 4,518 SQ.FT.
GARAGE 429 SQ.FT.
DECKS 368 SQ.FT.



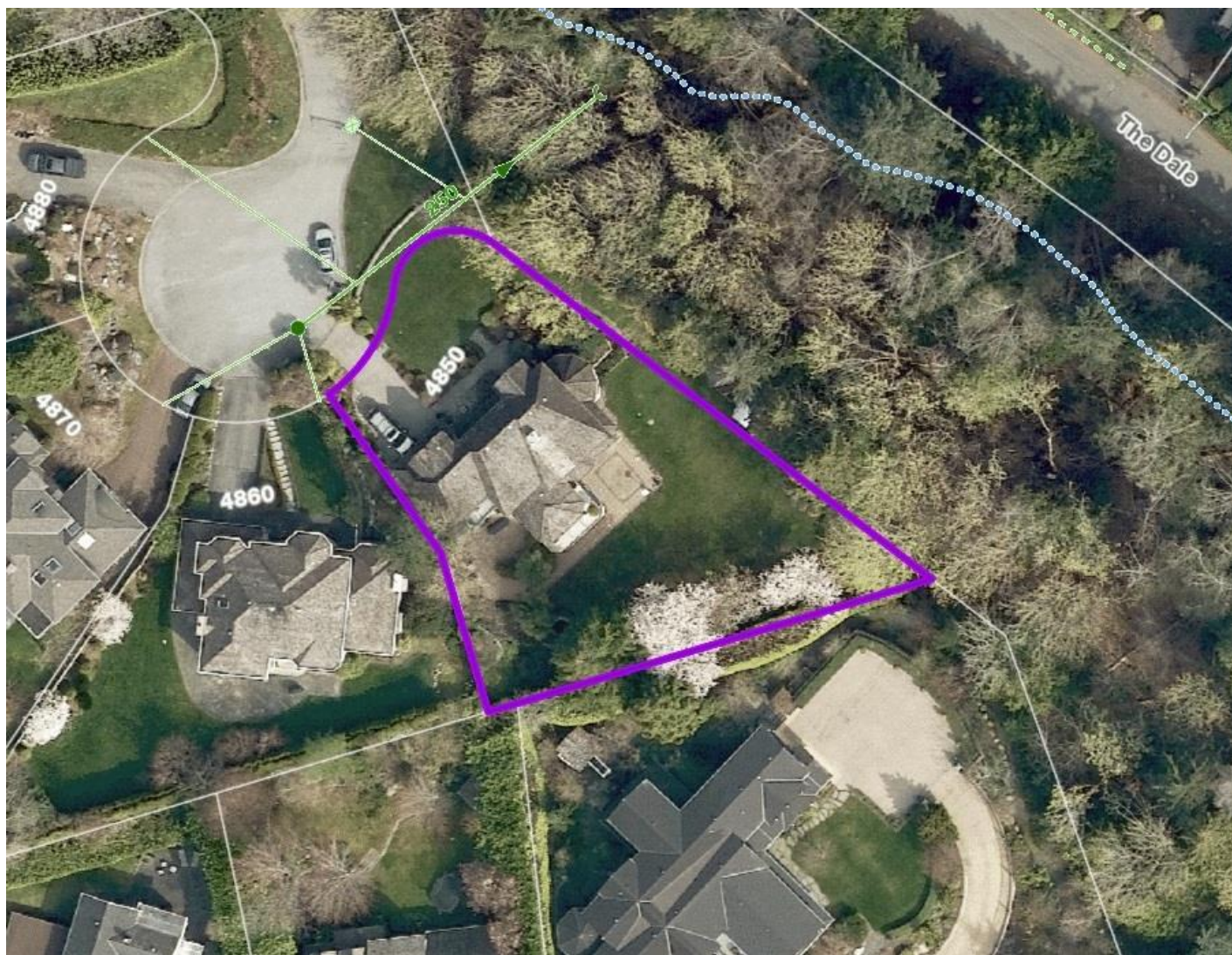
SCALE



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