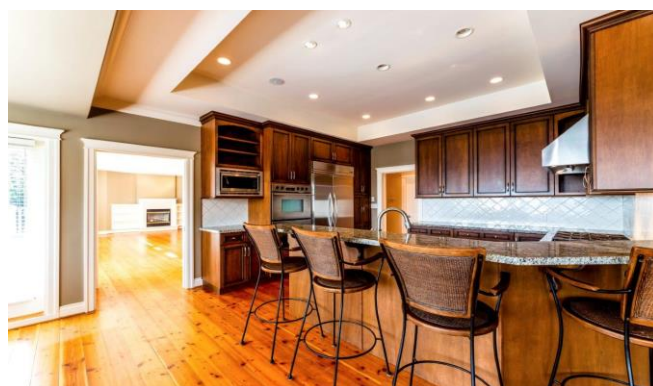




5741 Seaview Road Offered at \$5,198,000





Situated steps from the water at Eagle Harbour Park is this gorgeous 5,159 sq. ft., 4 bedroom, 6 bathroom home. Enjoy the spectacular views from almost every room, huge decks and a level driveway with 3 car garage. Features of this gorgeous home include hardwood floors, radiant and forced air heating with roughed in air-conditioning. All situated on a level 13,840 sq. ft. property in an amazing location to raise the family. You will love afternoons on your patio looking over the beach and sailboats in the Marina.



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Active R2778628 Board: V House/Single Family	5741 SEAVIEW ROAD West Vancouver Eagle Harbour V7W 1P9	Residential Detached \$5,198,000 (LP) (SP) 																																																																																																		
	Sold Date: Meas. Type: Feet Frontage(feet): 175.70 Frontage(metres): 53.55 Depth / Size: 90 IRR Lot Area (sq.ft.): 13,840.00 Lot Area (acres): 0.32 Flood Plain: View: Yes: close in water views Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: Water Supply: City/Municipal	If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 6 Full Baths: 5 Half Baths: 1 Rear Yard Exp: Northwest P.I.D.: 010-766-618 Original Price: \$5,198,000 Approx. Year Built: 1999 Age: 24 Zoning: RS4 Gross Taxes: \$33,811.09 For Tax Year: 2023 Tax Inc. Utilities?: Tour:																																																																																																		
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Forced Air, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood	Total Parking: 6 Covered Parking: 3 Parking Access: Front Parking: 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: No Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:																																																																																																		
Legal: LOT 9, BLOCK 6&A, PLAN VAP7217, DISTRICT LOT 772, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																				
Amenities: Swirlpool/Hot Tub																																																																																																				
Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby																																																																																																				
Features: C1thWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool																																																																																																				
Finished Floor (Main): 2,042 Finished Floor (Above): 1,274 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,843 Finished Floor (Basement): 0 Finished Floor (Total): 5,159 sq. ft. Unfinished Floor: 0 Grand Total: 5,159 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>25'3 x 13'8</td> <td>Above</td> <td>Bedroom</td> <td>11'6 x 10'5</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>14'11 x 14'7</td> <td>Below</td> <td>Games Room</td> <td>29'1 x 19'7</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>14'1 x 10'10</td> <td>Below</td> <td>Bar Room</td> <td>14'1 x 11'7</td> <td>Above 5</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>14'1 x 10'3</td> <td>Below</td> <td>Media Room</td> <td>18'6 x 13'6</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>19'11 x 18'5</td> <td>Below</td> <td>Bedroom</td> <td>14'1 x 11'9</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Den</td> <td>10'5 x 6'6</td> <td>Below</td> <td>Storage</td> <td>8'5 x 6'6</td> <td>Below 4</td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>9'5 x 7'6</td> <td>Below</td> <td>Storage</td> <td>7'9 x 6'6</td> <td>Below 4</td> </tr> <tr> <td>Main</td> <td>Storage</td> <td>7'6 x 6'1</td> <td>Below</td> <td>Storage</td> <td>6'4 x 6'0</td> <td></td> </tr> <tr> <td>Main</td> <td>Storage</td> <td>6'5 x 5'0</td> <td>Below</td> <td>Utility</td> <td>6'9 x 6'0</td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>18'6 x 10'10</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>21'1 x 14'9</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>10'5 x 9'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'9 x 9'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	25'3 x 13'8	Above	Bedroom	11'6 x 10'5	Floor #Pcs	Main	Dining Room	14'11 x 14'7	Below	Games Room	29'1 x 19'7	Main 2	Main	Kitchen	14'1 x 10'10	Below	Bar Room	14'1 x 11'7	Above 5	Main	Eating Area	14'1 x 10'3	Below	Media Room	18'6 x 13'6	Above 4	Main	Family Room	19'11 x 18'5	Below	Bedroom	14'1 x 11'9	Above 3	Main	Den	10'5 x 6'6	Below	Storage	8'5 x 6'6	Below 4	Main	Laundry	9'5 x 7'6	Below	Storage	7'9 x 6'6	Below 4	Main	Storage	7'6 x 6'1	Below	Storage	6'4 x 6'0		Main	Storage	6'5 x 5'0	Below	Utility	6'9 x 6'0		Main	Foyer	18'6 x 10'10			x		Above	Primary Bedroom	21'1 x 14'9			x		Above	Walk-In Closet	10'5 x 9'11			x		Above	Bedroom	12'9 x 9'11			x		Suite: Basement: None
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Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 22	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: 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.



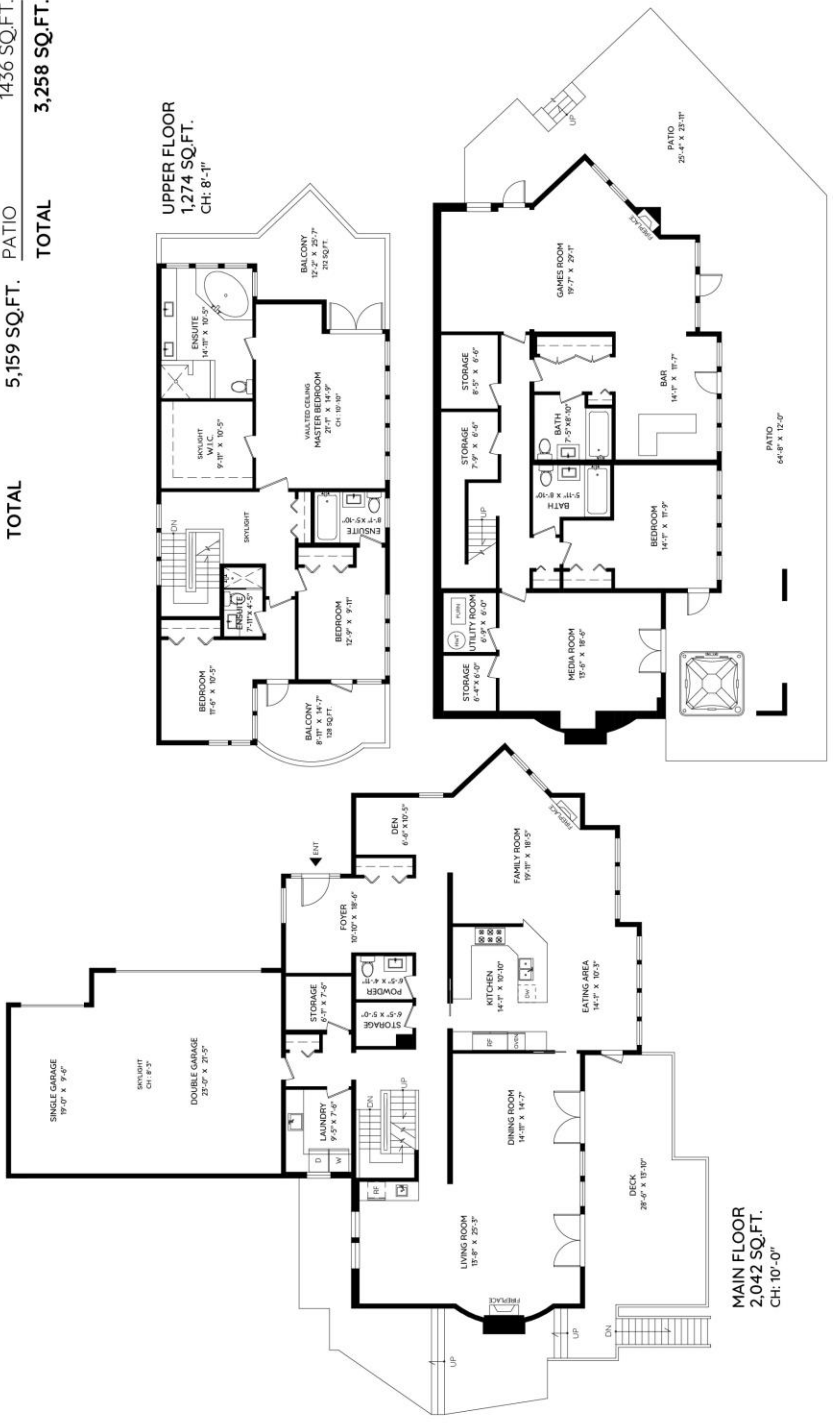
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BRG

5741 SEAVIEW ROAD
WEST VANCOUVER, BC

MAIN	2,042 SQ.FT.	GARAGE	719 SQ.FT.
UPPER	1,274 SQ.FT.	DECK	763 SQ.FT.
LOWER	1,843 SQ.FT.	BALCONY	340 SQ.FT.
TOTAL	5,159 SQ.FT.	PATIO	1436 SQ.FT.
		TOTAL	3,258 SQ.FT.



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



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