B7G

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4842 Vista Place Offered at \$5,280,000







This stunning home boasts beautiful water and city views. The top floor features a magnificent master suite with limestone finishings, a fireplace, and an adult retreat. The main level offers a high-end gourmet kitchen, a cozy family room, an elegant dining/living room and a versatile home office/den. Downstairs, you'll find two large bedrooms for guests or teens, a storage room, a spacious media/theatre room, a wet bar, and a wine cellar. The expansive entertainment deck includes an outdoor kitchen, fire pit, and covered hot tub. With 4,502 sq. ft. of bright living space, this home comprises 3 bedrooms, 4 bathrooms, radiant floor heating, exquisite millwork, and a home audio system. It is nestled on a meticulously landscaped cul-de-sac in Caulfeild, offering a serene and pristine setting.



2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



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Active R2789282

West Vancouver Board: V Caulfeild House/Single Family V7W 3E7

Residential Detached

\$5,280,000 (LP)

(SP) M



Sold Date: If new, GST/HST inc?: Original Price: \$5,280,000 Bedrooms: 3 Approx. Year Built: 2004 Meas. Type: Feet 75.52 Bathrooms: 4 Frontage(feet): Age: Full Baths: 2 Frontage(metres): 23.02 Zoning: RS3 Half Baths: Depth / Size: 154.93 IRR 2 Gross Taxes: \$16,412.79

Lot Area (sq.ft.): 11,763.00 Rear Yard Exp: South For Tax Year: 2023

Lot Area (acres): 0.27 P.I.D.: 025-115-286 Tax Inc. Utilities?: Tour: Virtual Tour URL

Flood Plain:

View: Yes: beautiful water and city views

Complex/Subdiv: First Nation Reserve:

4842 VISTA PLACE

Services Connected: Electricity, Natural Gas, Water

Sewer Type: 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: Wood Driveway Finish: Paving Stone

Foundation: Concrete Perimeter Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold NonStrata Land Lease Expiry Year:

Renovations: Reno. Year: Property Disc.: Yes

of Fireplaces: 5 R.I. Fireplaces: Rain Screen: Fixtures Leased: No : Fireplace Fuel: Natural Gas Metered Water:

Fuel/Heating: Hot Water, Natural Gas, Radiant R.I. Plumbing: Fixtures Rmvd: No : Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Wood Floor Finish: Hardwood, Wall/Wall/Mixed

Legal: LOT 7, PLAN LMP50372, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT, ROW LMP50373 RP LMP50374

Amenities: Swirlpool/Hot Tub

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool

Finished Floor (Main):	1,885	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	771	Main	Living Room	18'1 x14'7	Below	Storage	12'11 x 10'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'6 x 13'5			×	Main	2
Finished Floor (Below):	1,846	Main	Kitchen	18'1 x9'3			×	Above	5
Finished Floor (Basement):	0	Main	Family Room	21'3 x 20'8			×	Below	2
Finished Floor (Total):	4 F02es A	Main	Office	11'11 x11'5			x	Below	4
Finished Floor (Total):	4,502sq. ft.	Main	Foyer	13'10 x9'5			×		
Unfinished Floor:	0	Main	Laundry	12'5 x5'11			x		
Grand Total:	4,502sq. ft.	Above	Primary Bedroom	15'10 x 13'8			×		
3-3-3-6-3-5-3-3-3-3-6-5-3-3-3-3-3-3-3-3-	CONTRACTOR MALCON	Above	Den	15'10 x 10'2			×		
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	12'7 x7'1			x		
		Below	Recreation Room	29'10 x14'1			×		
Suite:		Below	Bedroom	16'2 x 14'10			×		
Basement:None		Below	Bedroom	12'11 x11'2			x		

Manuf Type: Registered in MHR?: PAD Rental: Crawl/Bsmt, Height: # of Levels: 3 Maint, Fee:

of Kitchens: 1 # of Rooms: 14 ByLaw Restrictions:

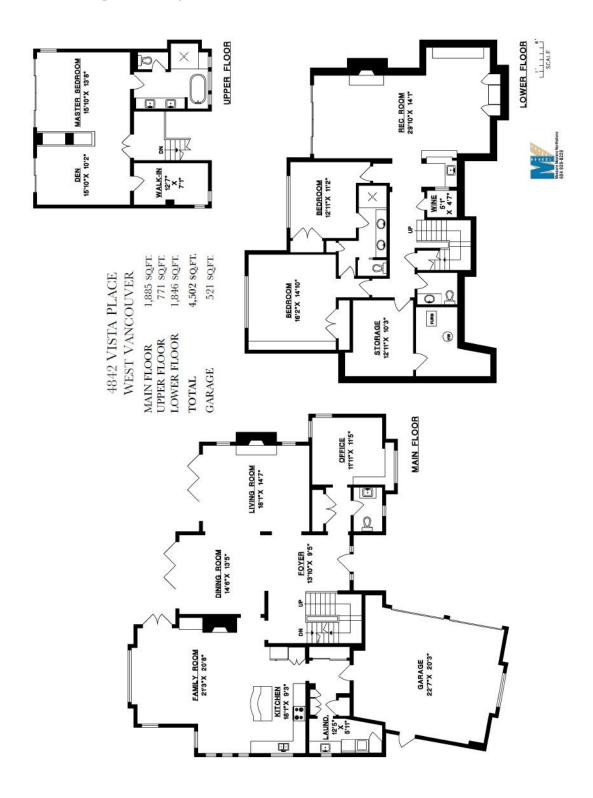
Listing Broker(s): Bellevue Realty Group

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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A SPECTACULAR VIEW HOME ON ONE OF CAULFEILD'S MOST PRISTINE CUL-DE-SACS!

- Prepare to be wowed with this beautiful water and city view home on a 11,763 sq. ft. natural south-facing West Coast property with views of Mt. Baker, and downtown to UBC
- 4,502 sq. ft. of bright spacious living area on 3 levels with 3 bedrooms, 4 bathrooms
- Main level boasts an open concept sophisticated dining room and living room with featured limestone fireplace and folding glass doors that open the back of the house to a balcony that seamlessly integrates the outside and the inside with the focus on nature and the view
- High-end Gourmet kitchen, dining area and attached spacious family room with gorgeous view and fireplace that flow to an intimate balcony overlooking a stunning backyard surrounded by nature
- Unbelievable private master suite in a calming adult retreat laid out over the entire top floor, featuring a limestone fireplace, separate sitting area, ocean view and balcony, spa-like ensuite with radiant floor heat and over-sized walk-in closet
- Top off the main level with a home office/den, powder room, large pantry/mudroom & a laundry room you will not believe
- Lower level features two large bedrooms and baths for teens or guests, a customized storage room, wet bar, wine cellar and huge media/theatre room which extends to the private oasis in the back garden
- Expansive entertainment back patio with the ultimate outdoor kitchen, covered hot tub and fire pit
- Double car garage with room for storage and entrance to mudroom

Additional Interior Features:

- Hardwood floors and carpets (2013)
- Sunshade window coverings (2013)
- California closets throughout (including all closets, armoires at entrance to master and in master, laundry room, mudroom and storage room)
- Office/Den California closets with chroma desktop
- Appliances: Whirlpool washer & dryer, GE Monogram gas range & oven, Panasonic microwave (2012); Sub-Zero Fridge (2016); new Miele dishwasher (2020)
- LED potlights on main level
- Nest thermostat system throughout
- Sonos sound system throughout (wireless sound integration)
- New folding glass doors in living and dining rooms (Spring 2015)
- Security system

Additional Exterior Features:

- New remote controlled electric window awnings off main deck and master bedroom deck (2013)
- New decks on all 3 levels (Fall 2015)
- Driveway and all bricks on driveway & around home sanded and sealed (2015)
- Trees windowed to allow for full city and water view
- Hot tub re-grouted, new switch, new pump, temperature switch and autofill (2015)
- New gutters on the outdoor kitchen
- Fenced in lower level (2012)

Location, Location, Location!

- One of West Vancouver's best family cul-de-sacs
- Spectacular ocean and city views
- Greenbelt at back of property
- Steps to Rockridge High School and Caulfeild Secondary and Caulfeild Village shopping
- Quick access to highway



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