



4555 Piccadilly North Offered at \$8,598,000

Discover refined living in this 9,998 sq. ft. Caulfeild residence. A recent \$2.7M renovation by McLeod Bovell has unveiled a modern masterpiece. The massive 3,641 sq. ft. main floor offers an open layout, deluxe kitchen, 2-story office, and French doors leading to a spacious patio. Upstairs, find 5 beds, 3 with lofts, and 5 baths, plus an additional 2,166 sq. ft. of unrenovated home office/guest space. The lower floor features a steam room, sauna, gym, media and games rooms, wine cellar, bar, and more. All situated on a private 33,715 sq. ft. lot with incredible landscaping, pool, auto court and 4-car garage. Exceptional living in an incredible neighborhood.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2811557
 Board: V
 House/Single Family

4555 PICCADILLY NORTH ROAD

West Vancouver
 Caulfeild
 V7W 1E1

Residential Detached
\$8,598,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$8,598,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2004**
 Frontage(feet): **262.47** Bathrooms: **10** Age: **19**
 Frontage(metres): **80.00** Full Baths: **7** Zoning: **RS2**
 Depth / Size: **115 IRR** Half Baths: **3** Gross Taxes: **\$36,368.32**
 Lot Area (sq.ft.): **33,715.00** Rear Yard Exp: **West** For Tax Year: **2023**
 Lot Area (acres): **0.77** P.I.D.: **008-917-264** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: city and water views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed, Stone**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **3** 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**

Reno. Year: **2020**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
 Parking: **Garage; Single, 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**

Legal: **LOT 2, BLOCK 10, PLAN VAP12269, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	3,641	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,134	Main	Living Room	19'2 x 15'7	Above	Bedroom	16'1 x 12'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'2 x 13'9	Above	Bedroom	16'2 x 11'7	Main 2
Finished Floor (Below):	4,223	Main	Kitchen	18'8 x 16'11	Above	Bedroom	15'8 x 12'3	Main 2
Finished Floor (Basement):	0	Main	Eating Area	13'7 x 11'3	Above	Living Room	27'7 x 17'0	Above 6
Finished Floor (Total):	9,998sq. ft.	Main	Family Room	22'6 x 22'6	Above	Flex Room	20'2 x 17'5	Above 4
Unfinished Floor:	2,166	Main	Office	19'5 x 16'0	Above	Den	16'0 x 12'4	Above 4
Grand Total:	12,164sq. ft.	Main	Bedroom	12'9 x 11'11	Above	Loft	16'9 x 10'10	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	14'1 x 9'2	Above	Loft	11'10 x 9'1	Above 3
Suite:		Main	Mud Room	11'7 x 8'8	Below	Recreation Room	26'11 x 25'3	Below 2
Basement:None		Main	Foyer	29'6 x 14'2	Below	Playroom	24'10 x 13'5	Below 3
		Above	Primary Bedroom	24'2 x 18'7	Below	Games Room	17'8 x 12'10	Below 3
		Above	Walk-In Closet	18'8 x 5'0	Below	Media Room	22'4 x 18'5	
		Above	Bedroom	19'5 x 14'0	Below	Gym	21'5 x 11'10	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **30** 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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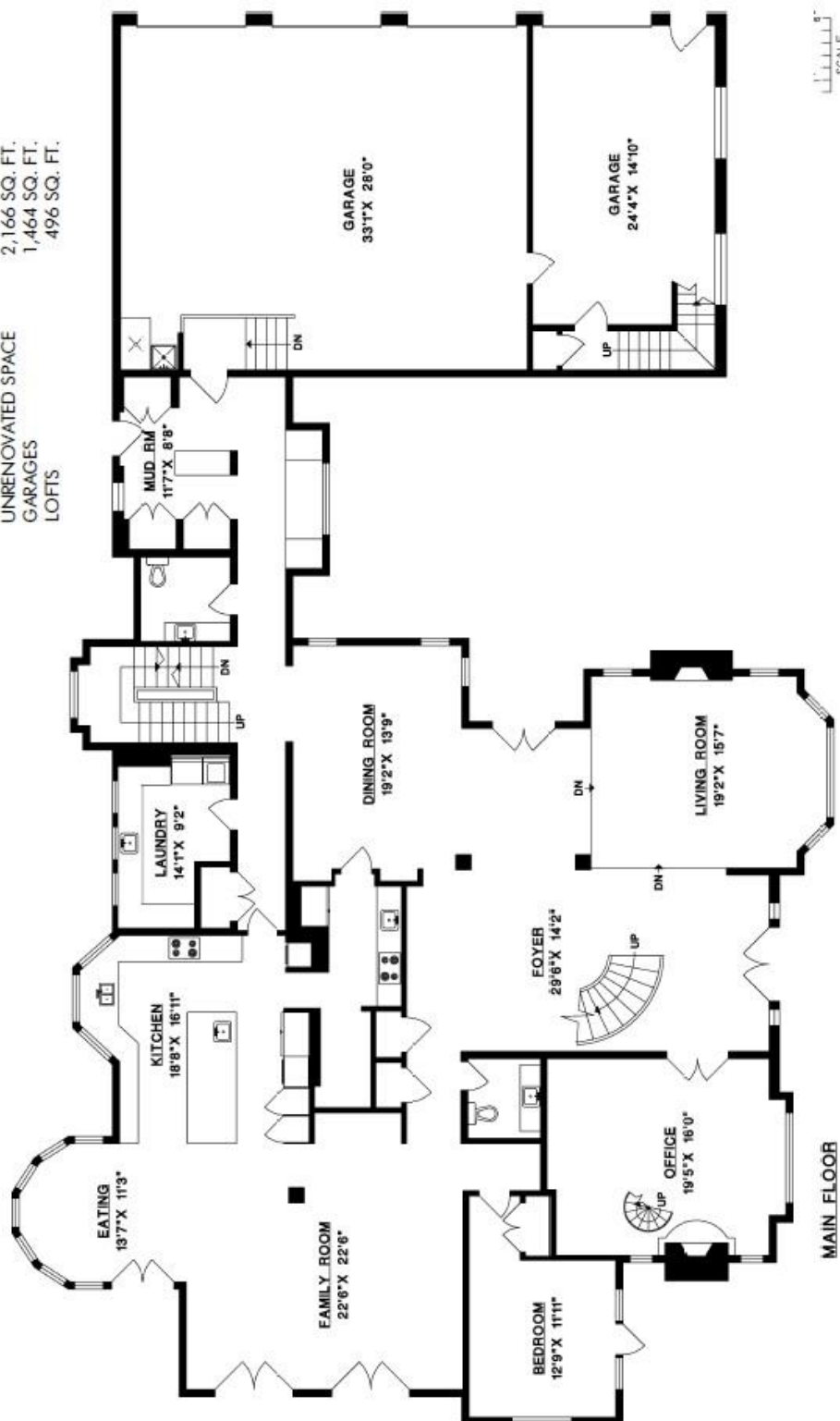
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LOWER FLOOR 4,223 SQ. FT.

TOTAL 9,998 SQ. FT.

UNRENOVATED SPACE 2,166 SQ. FT.
GARAGES 1,464 SQ. FT.
LOFTS 496 SQ. FT.



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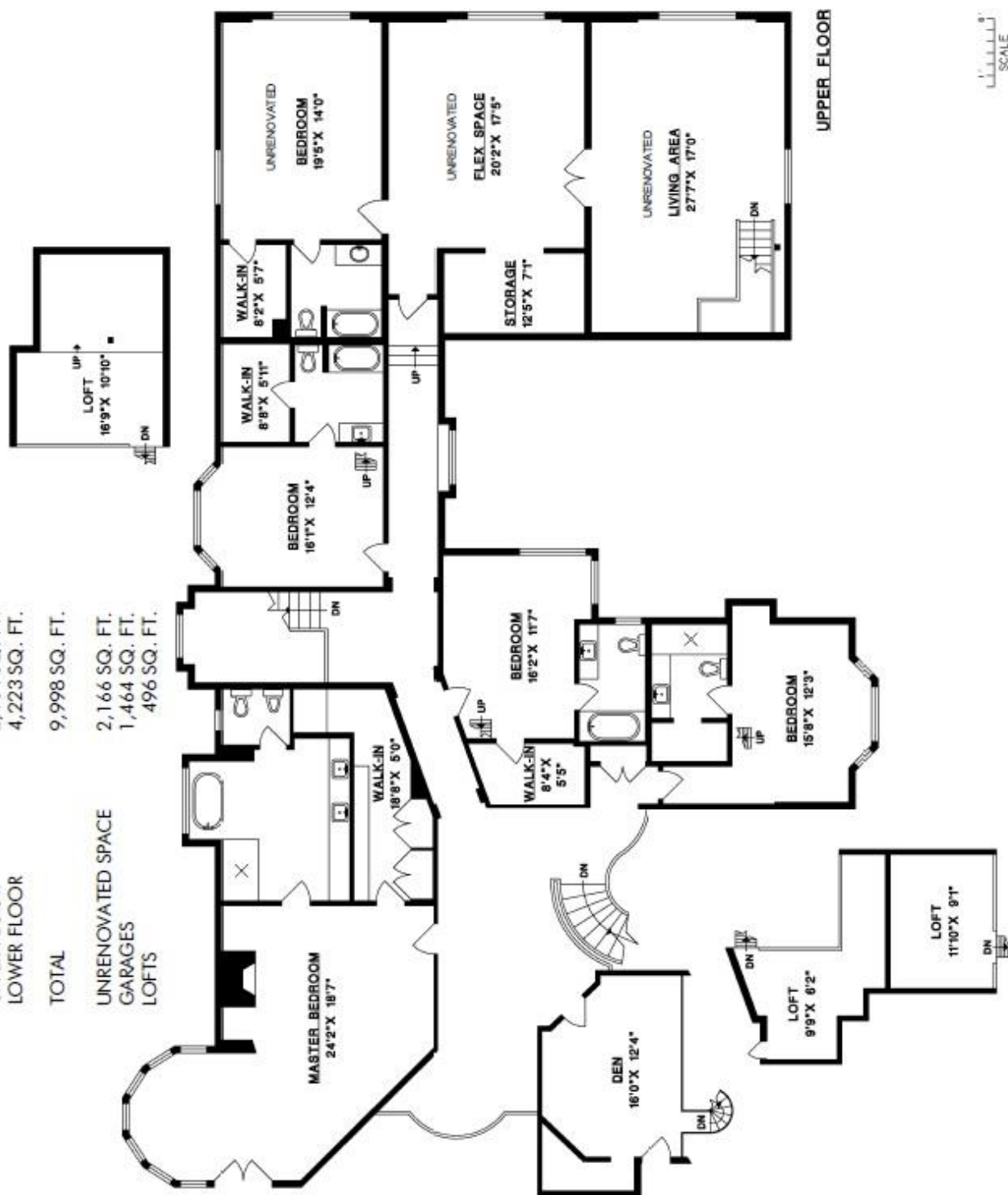
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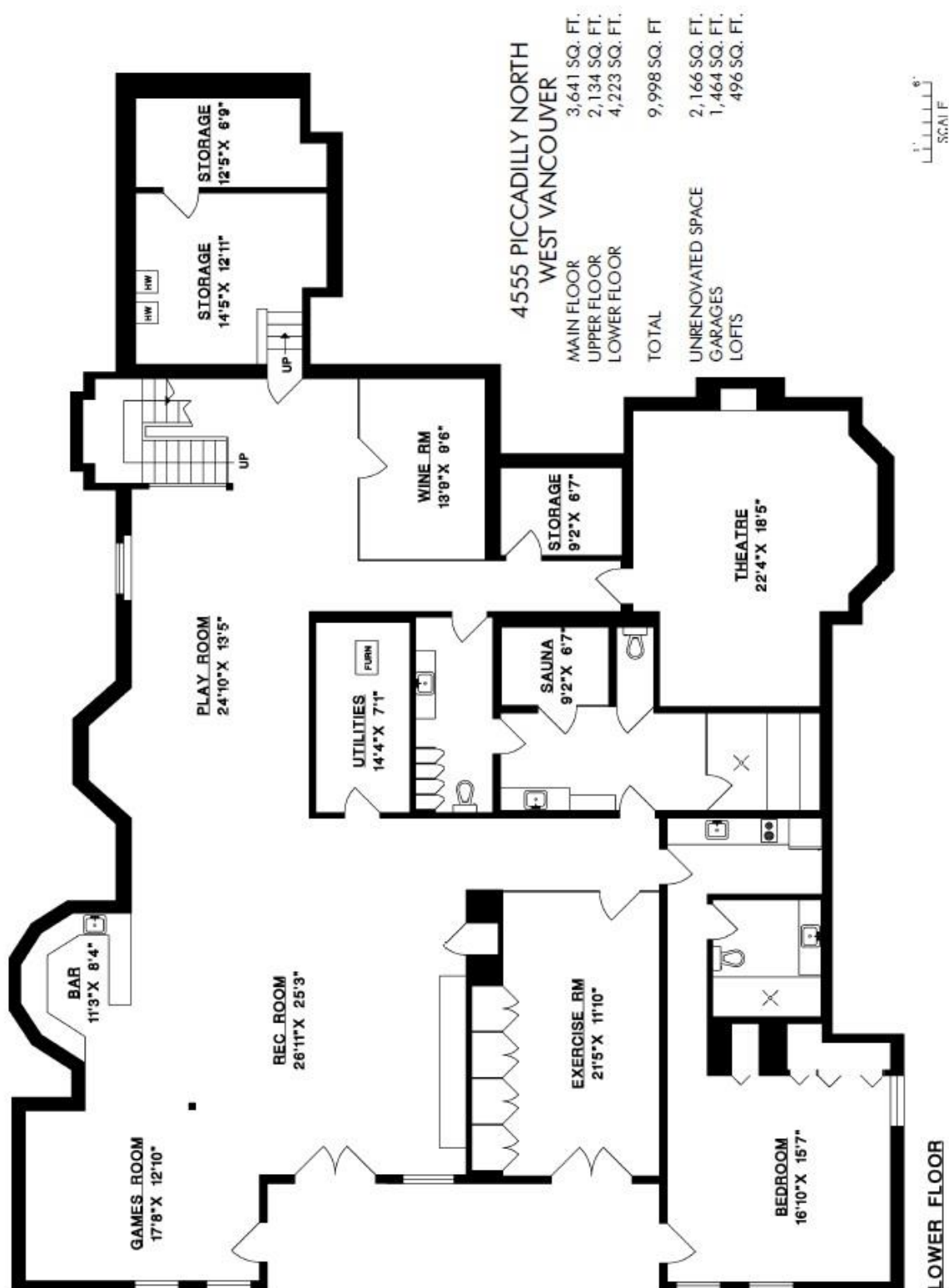
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