



## 3003 Burfield Place Offered at \$3,595,000



This spectacular new home was masterfully built by British Pacific Properties. The exceptional quality is complimented by the panoramic views. A 2,845 sq. ft., 3 level, 3 bedroom and den home with elevator, air conditioning, garden patios and 985 sq. ft. of decks. This is perfect for someone downsizing but spacious enough for a young family. A nearby walking path connects residents to Mulgrave School - and restaurants, shops and other amenities are mere minutes away. Last chance to own a Mulgrave Park Home. There is only one shared wall with the neighbour's garage and there is NO Strata, NO shared fees and this home is situated on its own 8,193 sq. ft. lot.



**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R2833767

Board: V

1/2 Duplex

## 3003 BURFIELD PLACE

West Vancouver  
Cypress Park Estates  
V7S 0A9

Residential Attached

\$3,595,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,595,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2022**  
 Frontage(feet): **28.51** Bathrooms: **4** Age: **1**  
 Frontage(metres): **8.69** Full Baths: **3** Zoning: **CD3**  
 Depth / Size (ft.): **130.68 IRR** Half Baths: **1** Gross Taxes: **\$10,786.90**  
 Sq. Footage: **8,193.50** For Tax Year: **2023**  
 Flood Plain: P.I.D.: **029-473-675** Tax Inc. Utilities?:  
 View: **Yes :spectacular city and water** Tour:  
 Complex / Subdiv: **Mulgrave Park**  
 First Nation:  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Stucco**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal, Torch-On**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: LOT 14, PLAN EPP36310, DISTRICT LOT 817, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: **Air Cond./Central, Elevator, In Suite Laundry**Site Influences: **Central Location**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **935**  
 Finished Floor (Above): **947**  
 Finished Floor (AbvMain2): **130**  
 Finished Floor (Below): **833**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,845 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,845 sq. ft.**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **12**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name:  
 Maint Fee:  
 Maint Fee Includes:  
 Bylaws Restrictions:  
 Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?:  
 Short Term Lse-Details:

Tot Units in Strata:  
 Storeys in Building:  
 Mgmt. Co's #:  
 Council/Park Apprv?:  
 Locker:  
 # of Pets: Cats: Dogs:

| Floor | Type            | Dimensions   | Floor | Type    | Dimensions  | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|---------|-------------|------|-------|-------------|----------|
| Main  | Living Room     | 13'10 x 11'6 | Below | Bedroom | 14'5 x 10'4 | 1    | Main  | 2           | No       |
| Main  | Dining Room     | 14'4 x 10'2  | Below | Laundry | 13'1 x 5'3  | 2    | Above | 5           | Yes      |
| Main  | Kitchen         | 19'1 x 9'0   | Below | Utility | 11'10 x 8'2 | 3    | Above | 3           | Yes      |
| Main  | Office          | 11'2 x 8'2   | Below | Foyer   | 8'0 x 5'6   | 4    | Below | 3           | Yes      |
| Above | Primary Bedroom | 16'0 x 12'0  |       |         | x           | 5    |       |             |          |
| Above | Walk-In Closet  | 9'2 x 7'5    |       |         | x           | 6    |       |             |          |
| Above | Bedroom         | 13'0 x 11'9  |       |         | x           | 7    |       |             |          |
| Above | Walk-In Closet  | 9'0 x 5'9    |       |         | x           | 8    |       |             |          |

Listing Broker(s): **Bellevue Realty Group**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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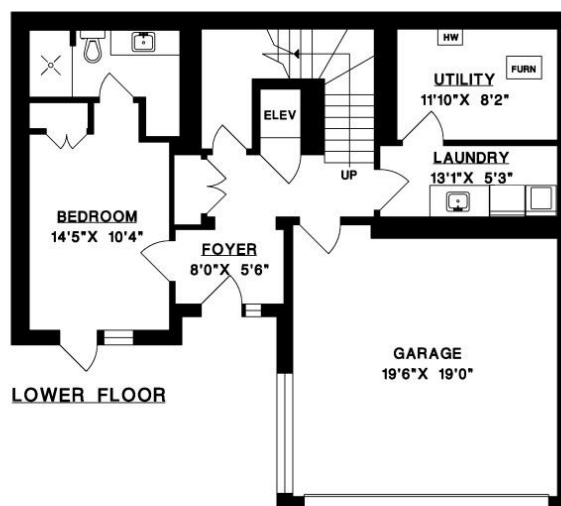
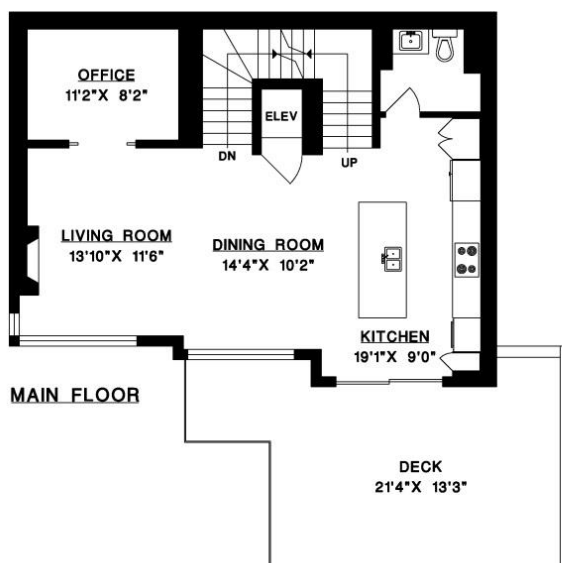
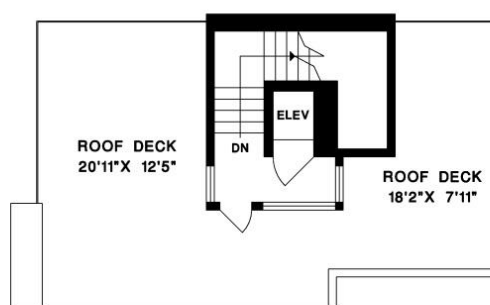
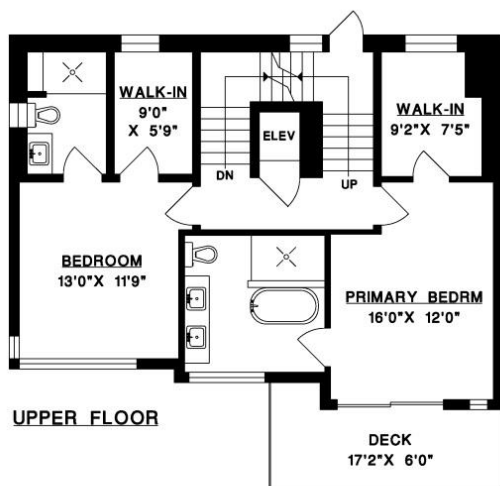
BRG

### 3003 BURFIELD PLACE WEST VANCOUVER

|             |            |
|-------------|------------|
| MAIN FLOOR  | 935 SQ.FT. |
| TOP FLOOR   | 130 SQ.FT. |
| UPPER FLOOR | 947 SQ.FT. |
| LOWER FLOOR | 833 SQ.FT. |

**TOTAL 2,845 SQ.FT.**

|        |            |
|--------|------------|
| GARAGE | 443 SQ.FT. |
| DECKS  | 985 SQ.FT. |

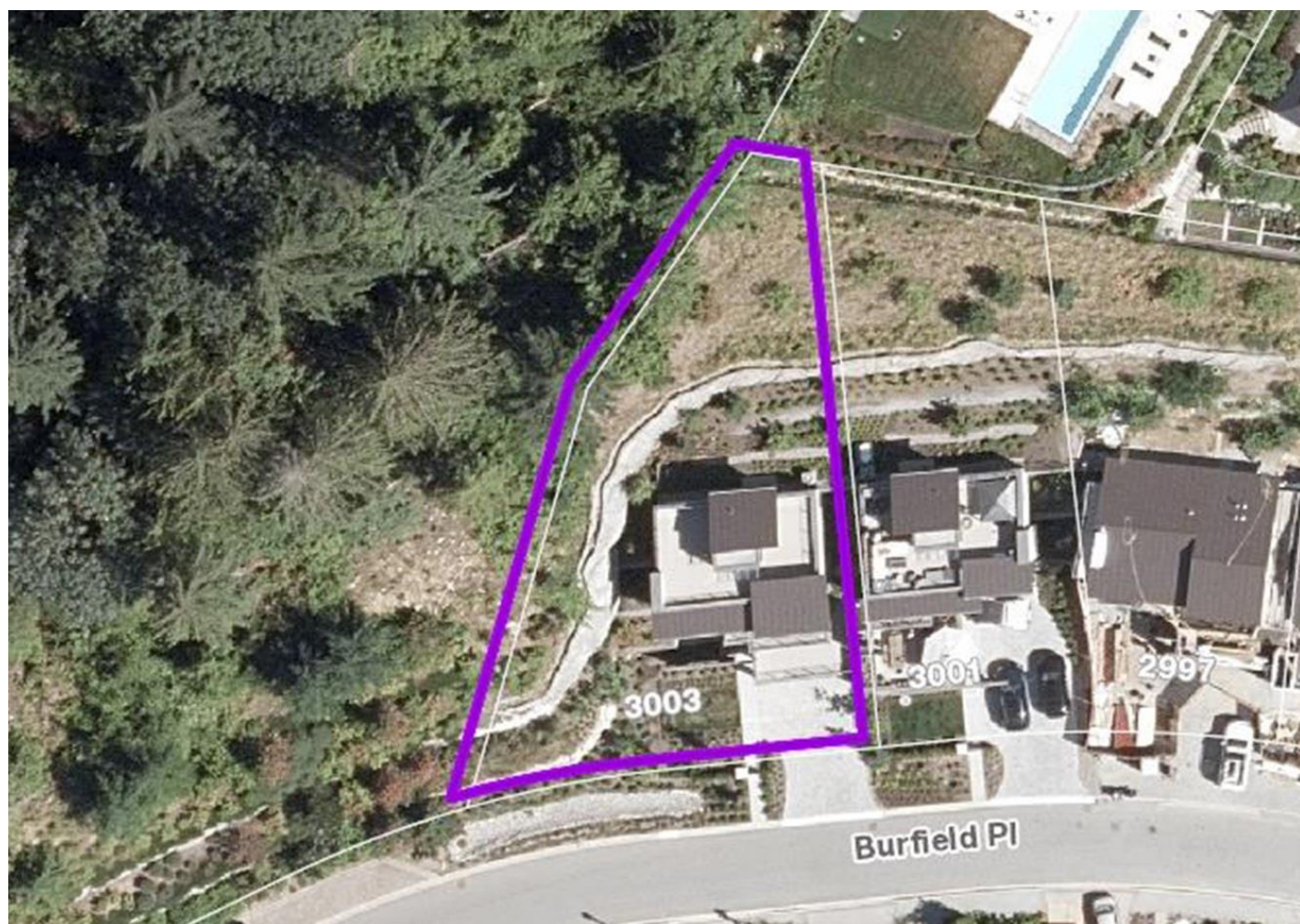


1" = 6'  
SCALE



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