



## 4675 Clovelly Walk Offered at \$6,498,000



Nestled on Clovelly Walk, this stunning family home captivates with its grandeur. The beautiful driveway passes beneath a picturesque portico, arriving at a spacious auto court and 4-car garage. Step into the luxury of this Hlynsky designed, Bradner Built custom residence, situated on a secluded 20,097 sq. ft. property. Boasting 5 bedrooms, 5 bathrooms, a pristine swimming pool, inviting hot tub, and an expansive covered patio with a barbecue station off the main floor rooms. Intricate millwork throughout adds to its allure. Ideal for large families and hosting gatherings, this spectacular abode epitomizes refined living. Revel in privacy and elegance in one of West Vancouver's most prestigious neighborhoods.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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



<b>Active</b> <b>R2870551</b> Board: V House/Single Family	<b>4675 CLOVELLY WALK</b> West Vancouver Caulfeild V7W 1H3	Residential Detached <b>\$6,498,000</b> (LP) (SP) 
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>72.51</b> Frontage(metres): <b>22.10</b> Depth / Size: <b>218.48 IRR</b> Lot Area (sq.ft.): <b>20,097.00</b> Lot Area (acres): <b>0.46</b> Flood Plain: View: <b>Yes: water views</b> Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Water</b> Sewer Type:	If new, GST/HST inc?: Bedrooms: <b>5</b> Bathrooms: <b>5</b> Full Baths: <b>4</b> Half Baths: <b>1</b> Rear Yard Exp: <b>Northwest</b> P.I.D.: <b>025-993-208</b>
		Original Price: <b>\$6,498,000</b> Approx. Year Built: <b>2004</b> Age: <b>20</b> Zoning: <b>RS2</b> Gross Taxes: <b>\$17,906.24</b> For Tax Year: <b>2023</b> Tax Inc. Utilities?: Tour: <b>Virtual Tour URL</b>
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stone, Wood</b> Foundation: <b>Concrete Perimeter</b>	Renovations: # of Fireplaces: <b>2</b> R.I. Fireplaces: Fireplace Fuel: <b>Natural Gas</b> Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Wood</b>	Total Parking: <b>6</b> Covered Parking: <b>4</b> Parking Access: <b>Front</b> Parking: <b>Add. Parking Avail., Garage; Double</b> Driveway Finish: <b>Paving Stone</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year: Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Hardwood</b>
Legal: <b>LOT B, BLOCK 12, PLAN BCP12337, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>		
Amenities: <b>Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub</b>		
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>		
Features: <b>Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool</b>		
Finished Floor (Main): <b>2,658</b> Finished Floor (Above): <b>2,081</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>1,102</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>5,841 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>5,841 sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	Floor Type Dimensions <b>Main Living Room 19'4 x 18'11</b> <b>Main Dining Room 18'11 x 13'1</b> <b>Main Kitchen 25'0 x 9'9</b> <b>Main Eating Area 15'11 x 12'10</b> <b>Main Family Room 18'6 x 12'10</b> <b>Main Office 17'0 x 13'5</b> <b>Main Office 6'3 x 6'0</b> <b>Main Laundry 14'11 x 8'6</b> <b>Main Mud Room 14'11 x 6'8</b> <b>Main Pantry 9'2 x 4'11</b> <b>Main Foyer 13'1 x 9'7</b> <b>Above Primary Bedroom 17'11 x 14'5</b> <b>Above Walk-In Closet 9'5 x 7'7</b>	Floor Type Dimensions Bathrooms <b>Above Walk-In Closet 9'2 x 6'10</b> Floor #Pcs <b>Bedroom 15'10 x 14'10</b> <b>Main 2</b> <b>Bedroom 15'6 x 11'51</b> <b>Above 6</b> <b>Bedroom 15'6 x 11'4</b> <b>Above 4</b> <b>Bedroom 14'6 x 11'5</b> <b>Above 3</b> <b>Recreation Room 20'6 x 16'0</b> <b>Below 3</b> <b>Media Room 15'2 x 13'5</b> <b>Utility 18'1 x 13'7</b> <b>Storage 45'1 x 14'5</b>
Suite: Basement: <b>None</b>	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>22</b>		
Listing Broker(s): <b>Bellevue Realty Group</b>		

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

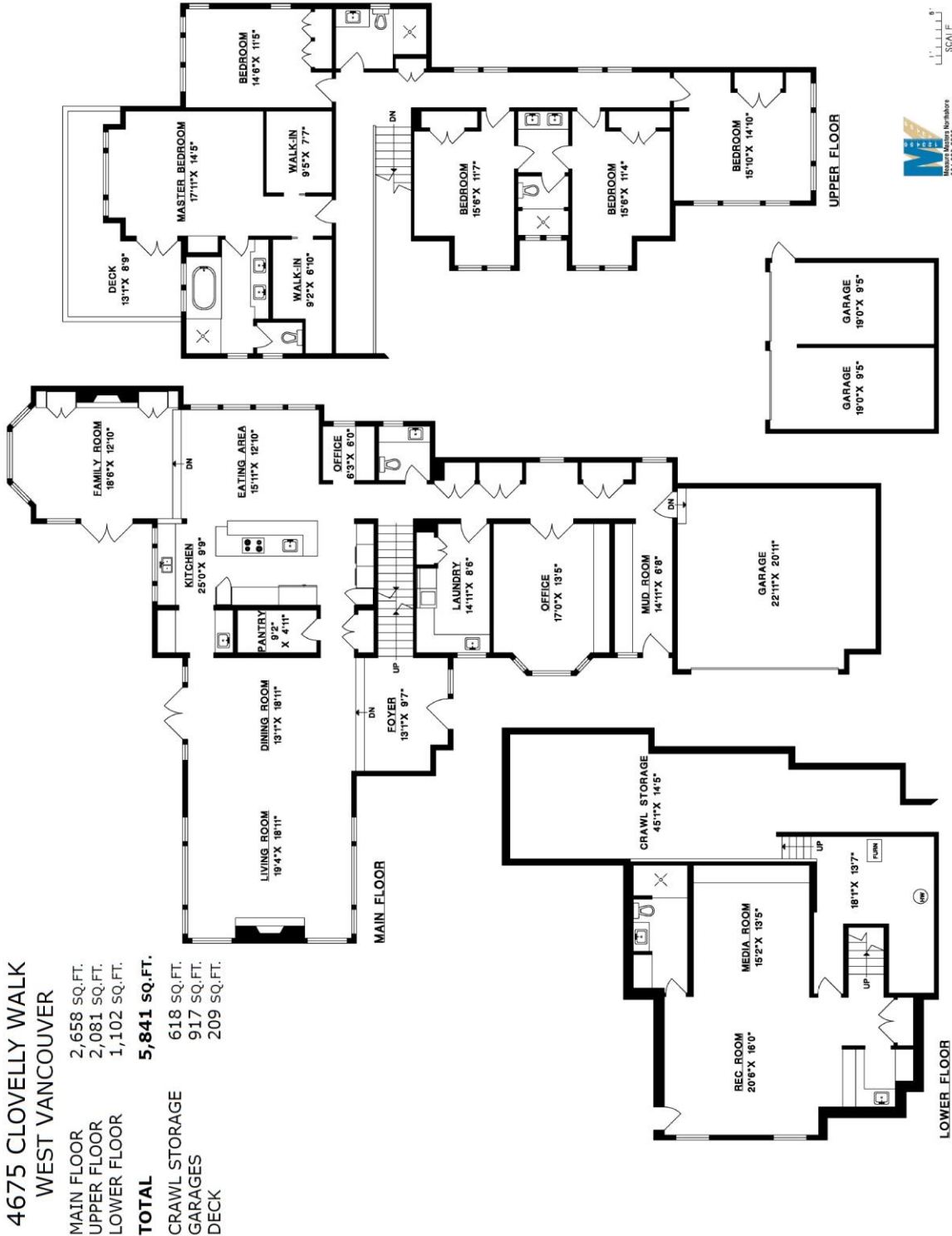
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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1" = 1' 0"  
SCALE

**M**  
Member, Realtors' Association  
604-829-8229

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WEST VANCOUVER**

- MAIN FLOOR 2,658 SQ.FT.
- UPPER FLOOR 2,081 SQ.FT.
- LOWER FLOOR 1,102 SQ.FT.
- TOTAL 5,841 SQ.FT.**
- CRAWL STORAGE 618 SQ.FT.
- GARAGES 917 SQ.FT.
- DECK 209 SQ.FT.

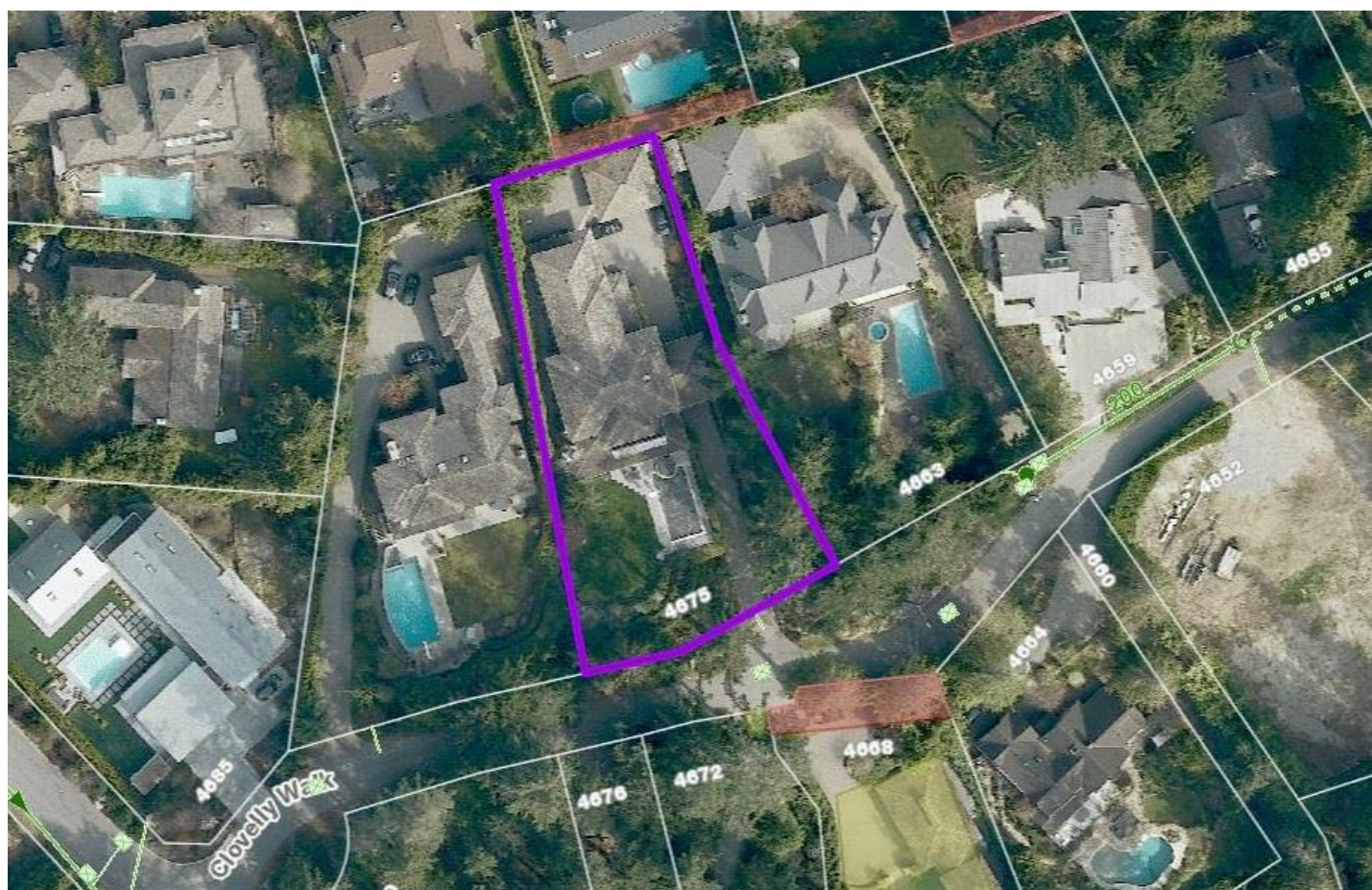


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