



## 4675 Clovelly Walk Offered at \$6,995,000

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**  
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**Active**  
**R2844737**  
 Board: V  
 House/Single Family

**4675 CLOVELLY WALK**

West Vancouver  
 Caulfeild  
 V7W 1H3

Residential Detached

**\$6,995,000** (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$6,995,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2004**  
 Frontage(feet): **72.51** Bathrooms: **5** Age: **20**  
 Frontage(metres): **22.10** Full Baths: **4** Zoning: **RS2**  
 Depth / Size: **218.48 IRR** Half Baths: **1** Gross Taxes: **\$17,906.24**  
 Lot Area (sq.ft.): **20,097.00** Rear Yard Exp: **Northwest** For Tax Year: **2023**  
 Lot Area (acres): **0.46** P.I.D.: **025-993-208** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: 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: **Stone, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 Rain Screen: **No**  
 Metered Water:  
 R.I. Plumbing:  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Total Parking: **6** Covered Parking: **4** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Double**  
 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**

Legal: **LOT B, BLOCK 12, PLAN BCP12337, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub**

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

|                            |                |             |                 |                     |       |                 |               |           |      |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-----------------|---------------|-----------|------|
| Finished Floor (Main):     | 2,658          | Floor       | Type            | Dimensions          | Floor | Type            | Dimensions    | Bathrooms |      |
| Finished Floor (Above):    | 2,081          | Main        | Living Room     | 19'4 x 18'11        | Above | Walk-In Closet  | 9'2 x 6'10    | Floor     | #Pcs |
| Finished Floor (AbvMain2): | 0              | Main        | Dining Room     | 18'11 x 13'1        | Above | Bedroom         | 15'10 x 14'10 | Main      | 2    |
| Finished Floor (Below):    | 1,102          | Main        | Kitchen         | 25'0 x 9'9          | Above | Bedroom         | 15'6 x 11'51  | Above     | 6    |
| Finished Floor (Basement): | 0              | Main        | Eating Area     | 15'11 x 12'10       | Above | Bedroom         | 15'6 x 11'4   | Above     | 4    |
|                            |                | Main        | Family Room     | 18'6 x 12'10        | Above | Bedroom         | 14'6 x 11'5   | Above     | 3    |
| Finished Floor (Total):    | 5,841sq. ft.   | Main        | Office          | 17'0 x 13'5         | Below | Recreation Room | 20'6 x 16'0   | Below     | 3    |
| Unfinished Floor:          | 0              | Main        | Office          | 6'3 x 6'0           | Below | Media Room      | 15'2 x 13'5   |           |      |
| Grand Total:               | 5,841sq. ft.   | Main        | Laundry         | 14'11 x 8'6         | Below | Utility         | 18'1 x 13'7   |           |      |
|                            |                | Main        | Mud Room        | 14'11 x 6'8         | Below | Storage         | 45'1 x 14'5   |           |      |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Main        | Pantry          | 9'2 x 4'11          |       |                 | x             |           |      |
|                            |                | Main        | Foyer           | 13'1 x 9'7          |       |                 | x             |           |      |
| Suite:                     |                | Above       | Primary Bedroom | 17'11 x 14'5        |       |                 | x             |           |      |
| Basement:None              |                | Above       | Walk-In Closet  | 9'5 x 7'7           |       |                 | x             |           |      |
| Crawl/Bsmt. Height:        | # of Levels: 3 | Manuf Type: |                 | Registered in MHR?: |       | PAD Rental:     |               |           |      |
| # of Kitchens: 1           | # of Rooms: 22 | MHR#:       |                 | CSA/BCE:            |       | Maint. Fee:     |               |           |      |
| ByLaw Restrictions:        |                |             |                 |                     |       |                 |               |           |      |

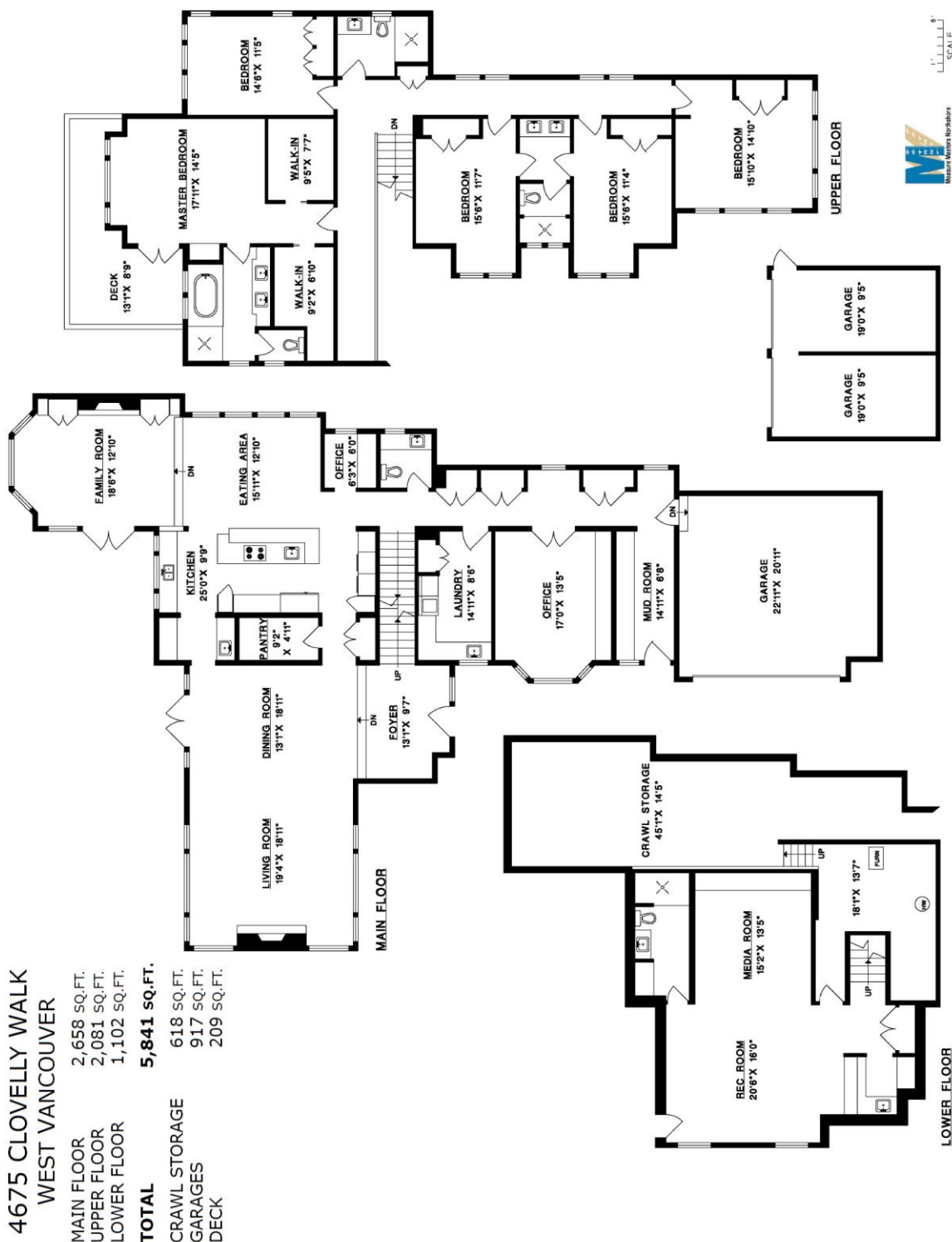
Listing Broker(s): **Bellevue Realty Group**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



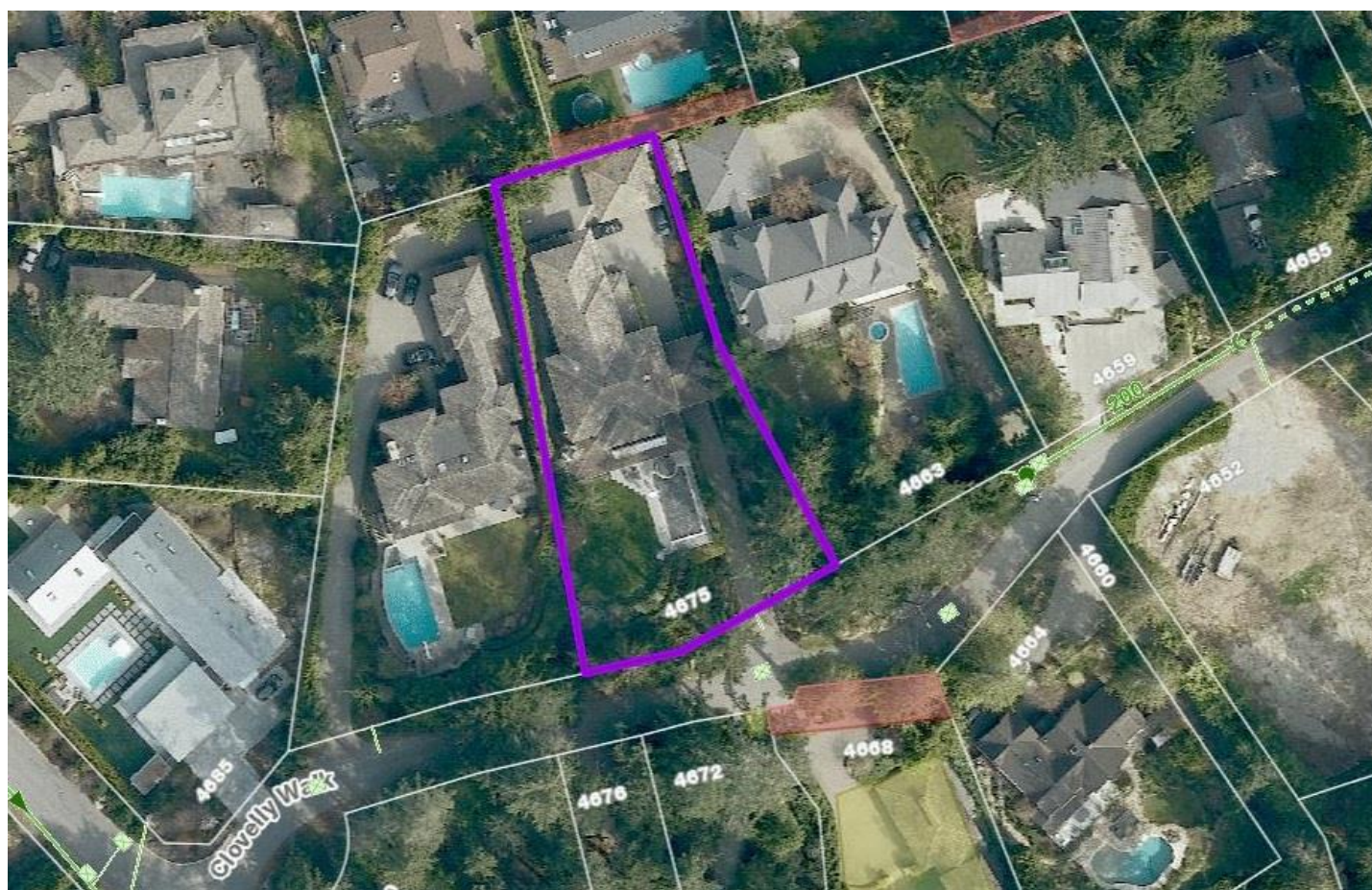
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