



## 4650 Cherbourg Drive Offers at \$2,998,000

This beautiful home situated on a level 13,840 sq.ft. corner property offers 2,463 sq. ft. of living space on 2 levels. Completely renovated with 3 to 4 bedrooms, 3 bathrooms and huge patios. The driveway is gated and level with lots of space for kids to play. The main floor offers a bedroom, den, large principal rooms and open plan kitchen and family room. An entertainer's dream with complete privacy in the back yard, covered hot tub and outdoor barbeque areas. This is the perfect home for raising the family just steps to Caulfeild Elementary, Rockridge High School and only minutes to parks, recreation and shopping.



**ERIC CHRISTIANSEN**  
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



**Active**  
**R2850110**  
 Board: V  
 House/Single Family

**4650 CHERBOURG DRIVE**  
 West Vancouver  
 Caulfeild  
 V7W 1H9

Residential Detached  
**\$2,998,000** (LP)  
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,998,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1964**  
 Frontage(feet): **154.80** Bathrooms: **3** Age: **60**  
 Frontage(metres): **47.18** Full Baths: **3** Zoning: **RS3**  
 Depth / Size: **111.06 IRR** Half Baths: **0** Gross Taxes: **\$6,755.56**  
 Lot Area (sq.ft.): **13,840.00** Rear Yard Exp: **Southeast** For Tax Year: **2023**  
 Lot Area (acres): **0.32** P.I.D.: **009-242-872** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations: **Completely**  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Electric, Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**  
 Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Double**  
 Driveway Finish: **Paving Stone**  
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Rain Screen: **No** Fixtures Leased: **No :**  
 Metered Water:  
 R.I. Plumbing: Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 2, BLOCK 4, PLAN VAP10923, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Swirlpool/Hot Tub**

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

|                            |                |                     |                 |                     |       |             |            |           |      |
|----------------------------|----------------|---------------------|-----------------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main):     | 1,634          | Floor               | Type            | Dimensions          | Floor | Type        | Dimensions | Bathrooms |      |
| Finished Floor (Above):    | 829            | Main                | Living Room     | 13'4 x 12'7         |       |             | x          | Floor     | #Pcs |
| Finished Floor (AbvMain2): | 0              | Main                | Dining Room     | 12'7 x 8'9          |       |             | x          | Main      | 3    |
| Finished Floor (Below):    | 0              | Main                | Kitchen         | 15'10 x 11'2        |       |             | x          | Above     | 5    |
| Finished Floor (Basement): | 0              | Main                | Eating Area     | 9'8 x 9'0           |       |             | x          | Above     | 4    |
|                            |                | Main                | Family Room     | 20'8 x 16'1         |       |             | x          |           |      |
| Finished Floor (Total):    | 2,463sq. ft.   | Main                | Den             | 15'4 x 10'1         |       |             | x          |           |      |
| Unfinished Floor:          | 0              | Main                | Bedroom         | 12'2 x 7'9          |       |             | x          |           |      |
| Grand Total:               | 2,463sq. ft.   | Main                | Laundry         | 14'2 x 9'8          |       |             | x          |           |      |
|                            |                | Main                | Foyer           | 8'1 x 7'7           |       |             | x          |           |      |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Above               | Primary Bedroom | 17'8 x 14'4         |       |             | x          |           |      |
|                            |                | Above               | Walk-In Closet  | 6'10 x 6'7          |       |             | x          |           |      |
| Suite:                     |                | Above               | Bedroom         | 13'11 x 12'7        |       |             | x          |           |      |
| Basement:None              |                | Above               | Walk-In Closet  | 5'11 x 4'7          |       |             | x          |           |      |
| Crawl/Bsmt. Height:        | # of Levels: 2 | Manuf Type:         |                 | Registered in MHR?: |       | PAD Rental: |            |           |      |
| # of Kitchens:1            | # of Rooms: 13 | MHR#:               |                 | CSA/BCE:            |       | Maint. Fee: |            |           |      |
|                            |                | ByLaw Restrictions: |                 |                     |       |             |            |           |      |

Listing Broker(s): **Bellevue Realty Group**

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

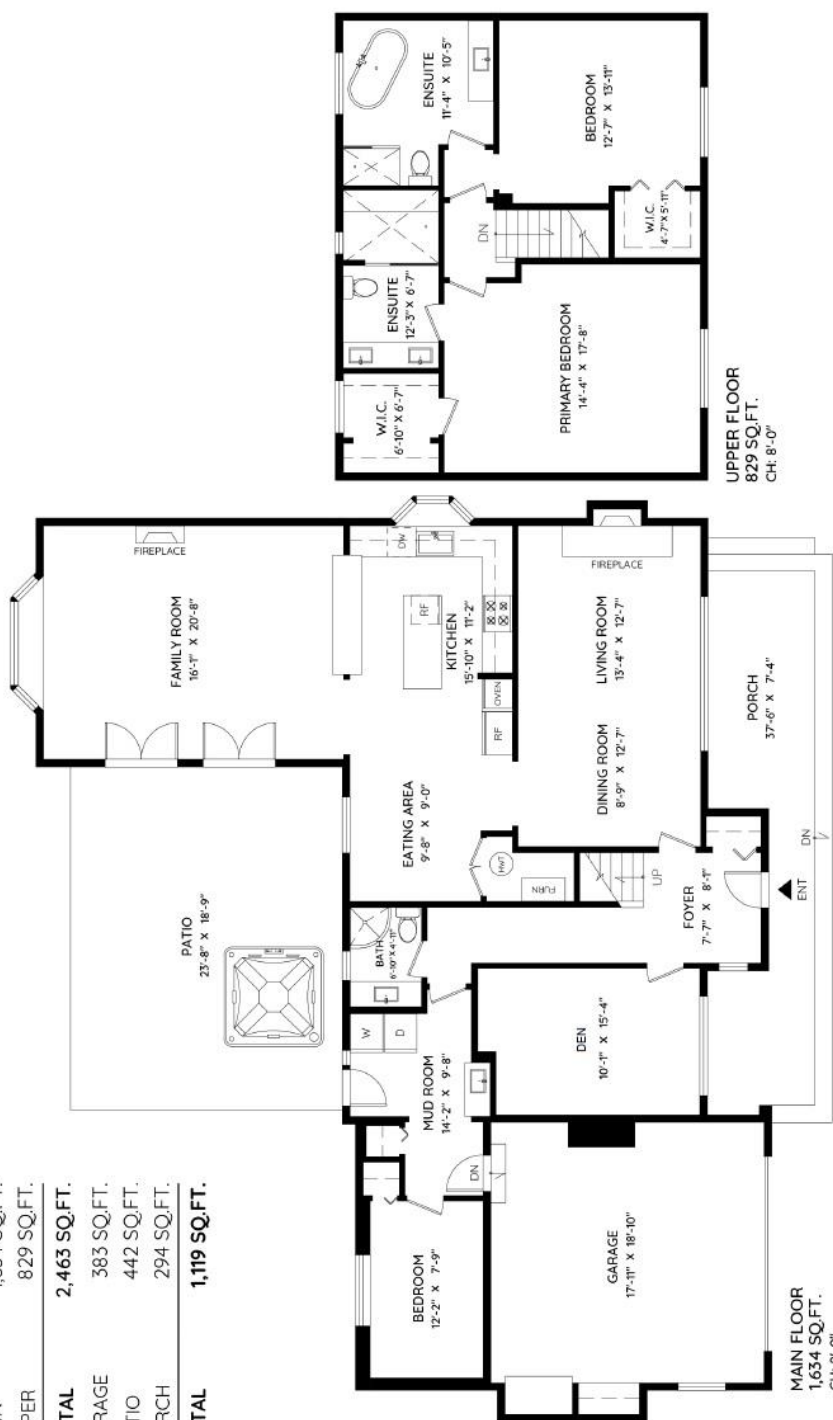
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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|              |                     |
|--------------|---------------------|
| MAIN         | 1,634 SQ.FT.        |
| UPPER        | 829 SQ.FT.          |
| <b>TOTAL</b> | <b>2,463 SQ.FT.</b> |
| GARAGE       | 383 SQ.FT.          |
| PATIO        | 442 SQ.FT.          |
| PORCH        | 294 SQ.FT.          |
| <b>TOTAL</b> | <b>1,119 SQ.FT.</b> |



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only.  
May include unfinished area. Not suitable for architectural or construction. E&O reserved



keyplan  
plan your space



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