

## 4480 Keith Road Offered at \$8,998,000

This is one of the most stunning homes I have ever had the pleasure to offer for sale. Situated on a 1.16 acre (50,530sq. ft.) park park-like fully fenced property offering complete privacy and something you can't find in Altamont, a SPECTACULAR view. Features of this substantially renovated home include a cathedral style massive living room and TV area, a luxurious European kitchen with breakfast nook, huge dining room, billiard room, den and incredible master bedroom with walk in closet and spa like ensuite on the main floor. The lower level includes 3 more bedrooms, media room, and a wine collectors dream wine room. The south side sun drenched pool and huge covered decks are perfect for entertaining. 3 car garage and ample open parking for 4 more cars.



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

**Active**  
**R2868322**  
 Board: V  
 House/Single Family

**4480 KEITH ROAD**  
 West Vancouver  
 Caulfeild  
 V7W 2M5

Residential Detached  
**\$8,998,000** (LP)  
 (SP) **M**



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet): **107.50**  
 Frontage(metres): **32.77**  
 Depth / Size: **367.03**  
 Lot Area (sq.ft.): **50,530.00**  
 Lot Area (acres): **1.16**  
 Flood Plain:  
 View: **Yes : spectacular city & ocean**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:  
 Bedrooms: **4**  
 Bathrooms: **5**  
 Full Baths: **4**  
 Half Baths: **1**  
 Rear Yard Exp: **Southeast**  
 P.I.D.: **011-116-641**

Original Price: **\$8,998,000**  
 Approx. Year Built: **1996**  
 Age: **28**  
 Zoning: **RS3**  
 Gross Taxes: **\$25,030.41**  
 For Tax Year: **2023**  
 Tax Inc. Utilities?:  
 Tour:

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Wood**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # 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: **Other**

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
 Parking: **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, Wall/Wall/Mixed**

Legal: **LOT 2, BLOCK 9, PLAN VAP5589, DISTRICT LOT 1240, NEW WESTMINSTER LAND DISTRICT, EXC THAT PT IN PL 10366**

Amenities: **Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

| Finished Floor (Main):     | 3,300         | Floor | Type            | Dimensions   | Floor | Type    | Dimensions  | Bathrooms  |
|----------------------------|---------------|-------|-----------------|--------------|-------|---------|-------------|------------|
| Finished Floor (Above):    | 0             | Main  | Living Room     | 32'9 x 22'6  | Below | Laundry | 14'4 x 8'10 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0             | Main  | Dining Room     | 19'10 x 15'5 | Below | Foyer   | 16'8 x 15'7 | Main 2     |
| Finished Floor (Below):    | 2,777         | Main  | Kitchen         | 15'11 x 15'6 |       |         | x           | Main 5     |
| Finished Floor (Basement): | 0             | Main  | Eating Area     | 15'6 x 13'2  |       |         | x           | Below 4    |
| Finished Floor (Total):    | 6,077 sq. ft. | Main  | Family Room     | 16'4 x 12'10 |       |         | x           | Below 4    |
| Unfinished Floor:          | 0             | Main  | Office          | 13'7 x 11'8  |       |         | x           | Below 3    |
| Grand Total:               | 6,077 sq. ft. | Main  | Primary Bedroom | 18'0 x 16'2  |       |         | x           |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.       | Below | Bedroom         | 20'4 x 11'0  |       |         | x           |            |
| Suite:                     |               | Below | Bedroom         | 13'6 x 11'11 |       |         | x           |            |
| Basement: <b>None</b>      |               | Below | Bedroom         | 13'5 x 11'11 |       |         | x           |            |
|                            |               | Below | Media Room      | 17'11 x 13'6 |       |         | x           |            |
|                            |               | Below | Wine Room       | 17'3 x 9'3   |       |         | x           |            |
|                            |               | Below | Sauna           | 7'11 x 4'10  |       |         | x           |            |

Crawl/Bsmt. Height: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **15**

Manuf Type:  
 MHR#: Registered in MHR?:  
 ByLaw Restrictions: CSA/BCE: PAD Rental:  
 Maint. Fee:

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



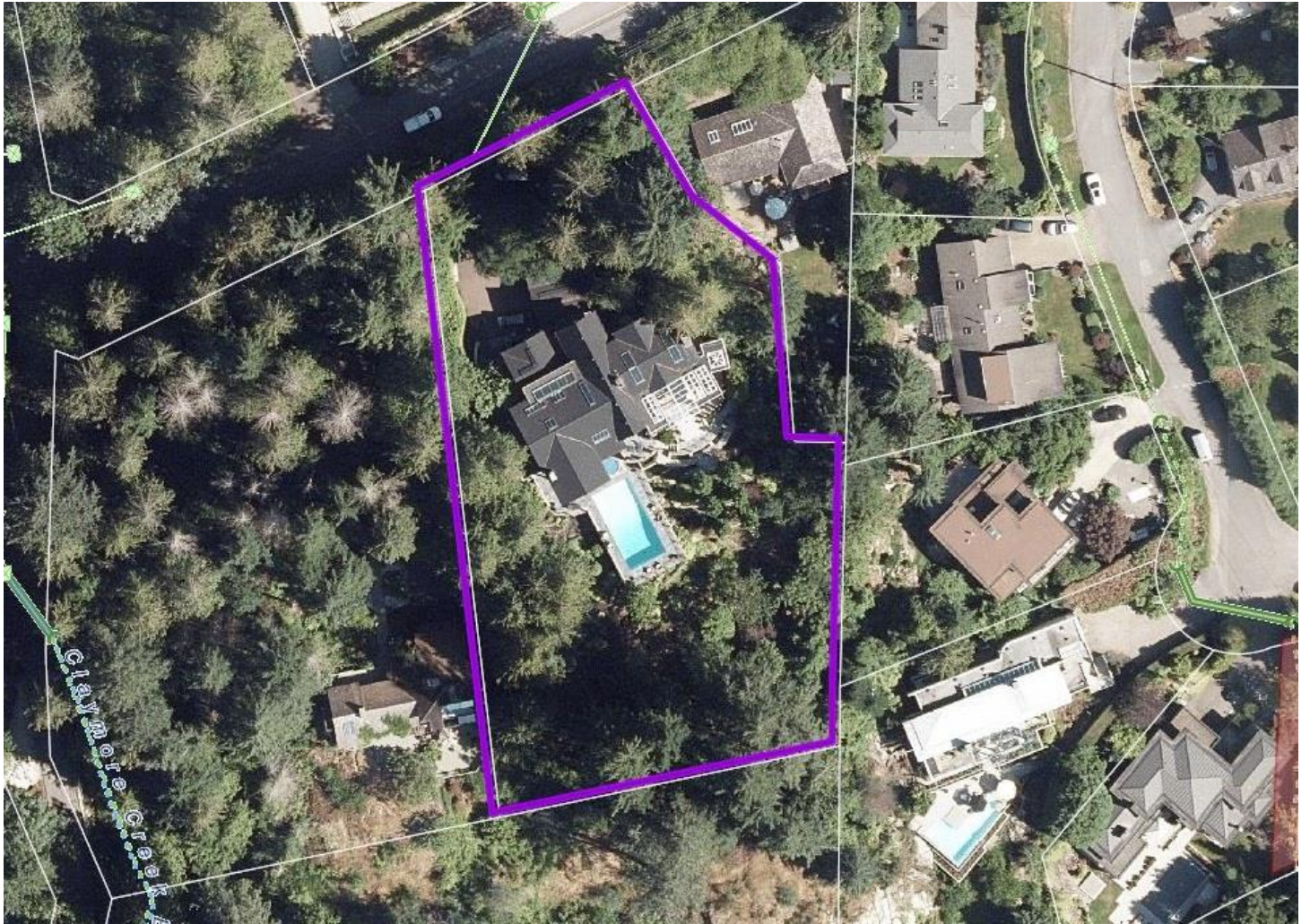
4480 KEITH ROAD  
WEST VANCOUVER

MAIN FLOOR 3,300 SQ.FT.  
LOWER FLOOR 2,777 SQ.FT.  
**TOTAL 6,077 SQ.FT.**  
GARAGE 769 SQ.FT.



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