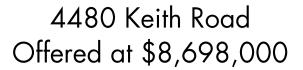
B7G

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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.





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Active 4480 KEITH ROAD Residential Detached R2920778 West Vancouver \$8,698,000 (LP) Board: V Caulfeild (SP) M House/Single Family V7W 2M5

Sold Date: If new, GST/HST inc?: Original Price: \$8,698,000 Meas. Type: Bedrooms: 4 Approx. Year Built: 1996 Feet Frontage(feet): 107.50 Bathrooms: 5 Age: Full Baths: 4 RS3 Frontage(metres): 32.77 Zoning:

Depth / Size: 367.03 Half Baths: 1 Gross Taxes: \$26,849.41 Lot Area (sq.ft.): 50,530.00 Rear Yard Exp: Southeast For Tax Year: 2024

Lot Area (acres): 1.16 P.I.D.: 011-116-641 Tax Inc. Utilities?:

Flood Plain: Tour: Virtual Tour URL

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

Style of Home: 2 Storey Total Parking: 6 Covered Parking: 3 Construction: Frame - Wood Parking: Garage; Triple Stone, Wood Exterior Driveway Finish: Paving Stone Foundation: **Concrete Perimeter**

Dist. to Public Transit: Near Dist. to School Bus: Near Land Lease Expiry Year:

Parking Access: Front

Title to Land: Freehold NonStrata

2020 Property Disc.: Yes Renovations: Partly Reno. Year: Fixtures Leased: No: # of Fireplaces:3 R.I. Fireplaces: Rain Screen: Fireplace Fuel: Natural Gas Metered Water: Fuel/Heating: Forced Air, Natural Gas, Radiant Fixtures Rmvd: No: R.I. Plumbing: Outdoor Area: Balcny(s) Patio(s) Dck(s)

Hardwood, Tile, Wall/Wall/Mixed Type of Roof: Other Floor Finish:

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 **Dimensions** Floor Type **Dimensions** Bathrooms 14'4 x 8'10 Finished Floor (Above): **Living Room** Laundry 0 Main 32'9 x 22'6 Relow Floor 0 Finished Floor (AbvMain2): 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 x15'6 Main 5 Main **Eating Area** 15'6 x13'2 Below 4 Finished Floor (Basement): Main **Family Room** 16'4 x12'10 x Below 4 6,077 sq. ft. Finished Floor (Total): Main Office 13'7 x11'8 Below x **Primary Bedroom** Unfinished Floor: Main 18'0 x16'2 x 20'4 x11'0 6,077 sq. ft. Below Bedroom Grand Total: X Below Bedroom 13'6 x11'11 X Flr Area (Det'd 2nd Res): sq. ft. Below **Bedroom** 13'5 x11'11 X Media Room Below 17'11 x13'6 x Suite: Below Wine Room 17'3 x9'3 Basement: None Below Sauna 7'11 x4'10 PAD Rental:

Manuf Type: Registered in MHR?: Crawl/Bsmt. Height: # of Levels: 2 MHR#: CSA/BCE: Maint. Fee:

of Kitchens: 1 # of Rooms: 15 ByLaw Restrictions:

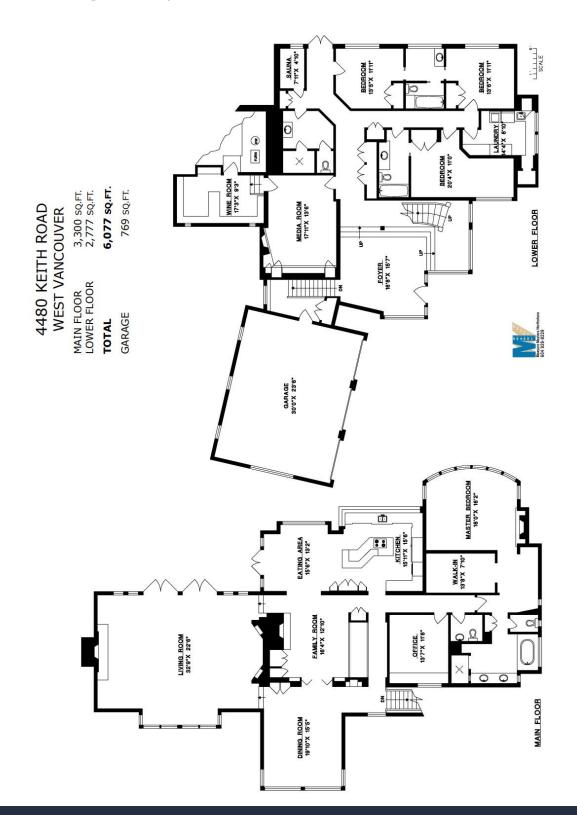
Listing Broker(s): Bellevue Realty Group

Full video tour at www.ericchristiansen.com

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



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