

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
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		4675 CLOVELLY WALK		Residential Detached	
R2870551		West Vancouver		\$6,498,000 (LP)	
Board: V		Caulfeild		(SP) M	
House/Single Family		V7W 1H3			

	Sold Date:	If new, GST/HST inc?:	Original Price: \$6,498,000
	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: \$20,515.48
	Lot Area (sq.ft.): 20,097.00	Rear Yard Exp: South	For Tax Year: 2024
	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	Total Parking: 6	Covered Parking: 4	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Stone, Wood	Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near		Dist. to School Bus: Near
Renovations:	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Natural Gas	Reno. Year:		
Fuel/Heating: Hot Water, Natural Gas, Radiant	Rain Screen: No		Fixtures Leased: No
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Metered Water:		
Type of Roof: Wood	R.I. Plumbing:		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
Finished Floor (Total):	5,841 sq. ft.	Main	Family Room	18'6 x 12'10	Above	Bedroom	14'6 x 11'5	Above 3
Unfinished Floor:	0	Main	Office	17'0 x 13'5	Below	Recreation Room	20'6 x 16'0	Below 3
Grand Total:	5,841 sq. ft.	Main	Office	6'3 x 6'0	Below	Media Room	15'2 x 13'5	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	14'11 x 8'6	Below	Utility	18'1 x 13'7	
Suite:		Main	Mud Room	14'11 x 6'8	Below	Storage	45'1 x 14'5	
Basement: None		Main	Pantry	9'2 x 4'11			x	
		Main	Foyer	13'1 x 9'7			x	
		Above	Primary Bedroom	17'11 x 14'5			x	
		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

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

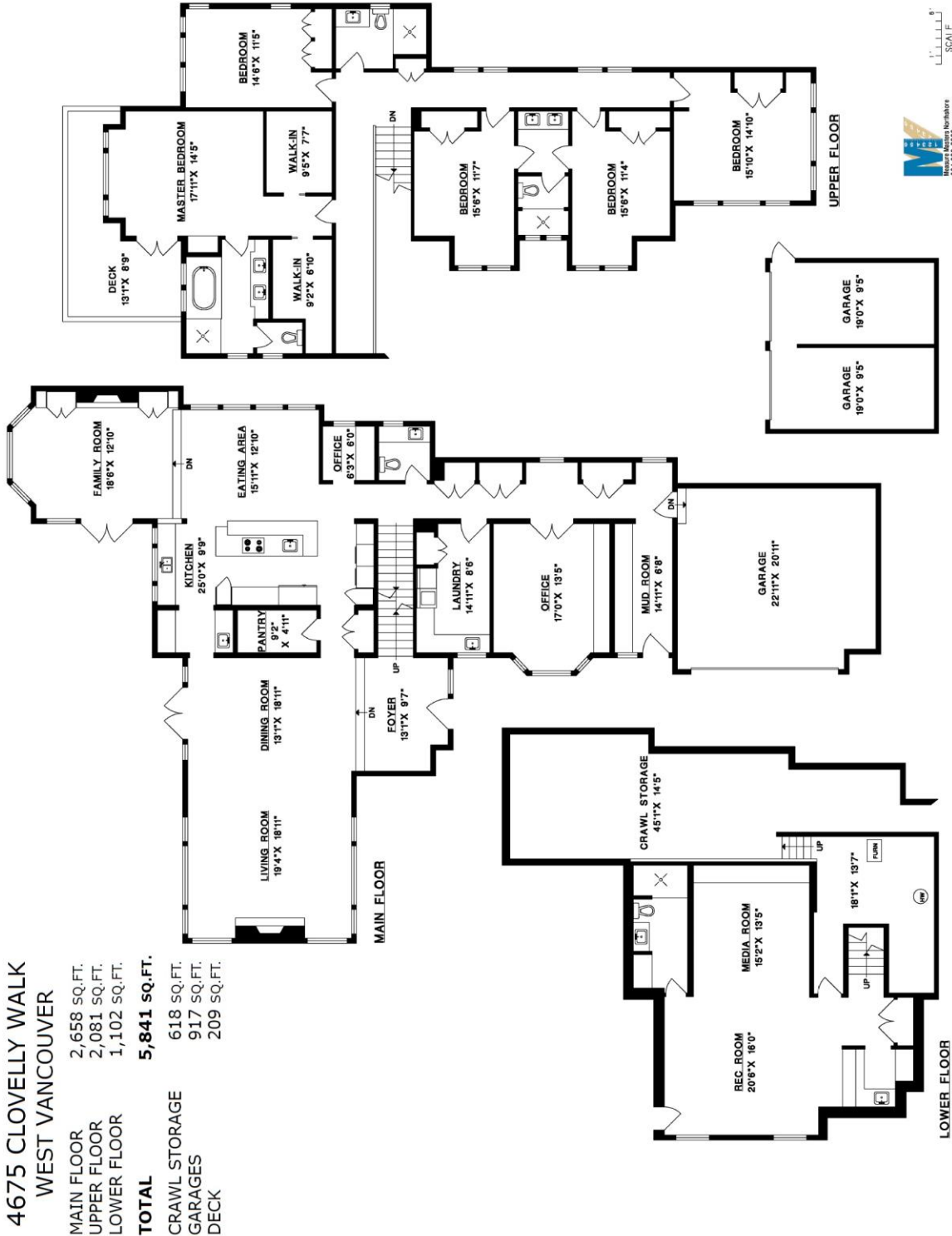


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BRG



1" = 1' 0"
SCALE

M
Member, Realtors' Association
604-829-8229

**4675 CLOVELLY WALK
WEST VANCOUVER**

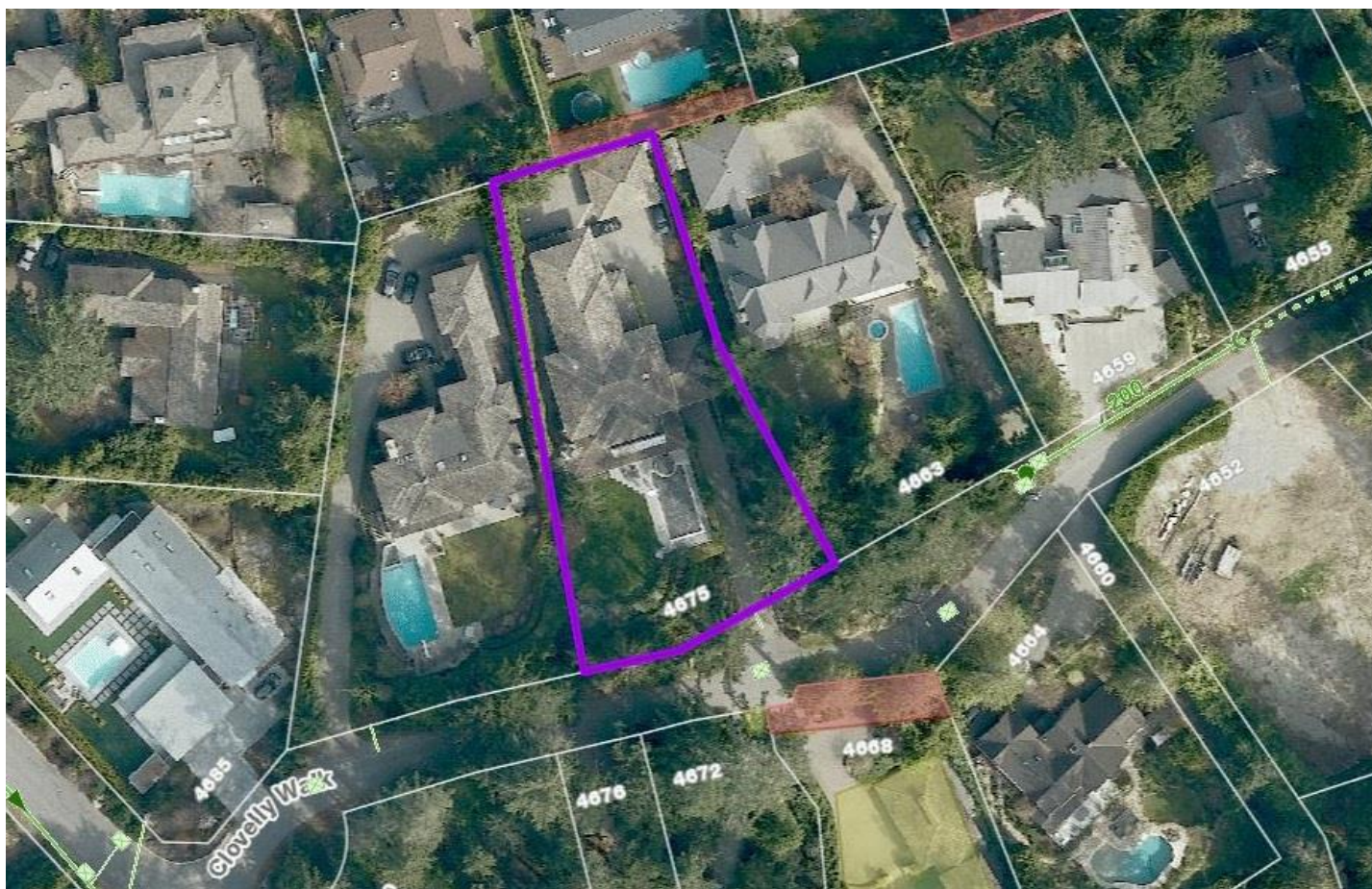
MAIN FLOOR 2,658 SQ.FT.
UPPER FLOOR 2,081 SQ.FT.
LOWER FLOOR 1,102 SQ.FT.
TOTAL 5,841 SQ.FT.

CRAWL STORAGE 618 SQ.FT.
GARAGES 917 SQ.FT.
DECK 209 SQ.FT.



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