



4676 Decourcy Court Offered at \$4,698,000





This gorgeous, custom built family home is situated on one of Caulfeild's finest streets. Currently occupied by excellent tenants until July 31, 2025. Offering 4 bedrooms, 6 bathrooms, and 5,865 sq. ft. of living space. A massive 3,151 sq.ft. main floor is perfect for entertaining and opens to a level back patio and yard with hot tub. All situated on a large private 13,397 sq.ft. property. Just steps to Caulfeild Elementary and a short 15 minute walk to Rockridge Highschool.



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

Active R2873978 Board: V House/Single Family		4676 DECOURCY COURT West Vancouver Caulfeild V7W 3J5		Residential Detached \$4,698,000 (LP) (SP) 				
		Sold Date:		If new, GST/HST inc?:				
		Meas. Type: Feet		Bedrooms: 4				
		Frontage(feet): 77.71		Bathrooms: 6				
		Frontage(metres): 23.69		Full Baths: 5				
		Depth / Size: 168.44 IRR		Half Baths: 1				
		Lot Area (sq.ft.): 13,397.00		Rear Yard Exp: West				
		Lot Area (acres): 0.31		P.I.D.: 024-615-269				
		Flood Plain:		Original Price: \$4,698,000				
		View: :		Approx. Year Built: 2000				
		Complex/Subdiv:		Age: 24				
		First Nation Reserve:		Zoning: RS10				
		Services Connected: Electricity, Natural Gas, Water		Gross Taxes: \$15,355.99				
		Sewer Type: City/Municipal		For Tax Year: 2023				
		Water Supply: City/Municipal		Tax Inc. Utilities?:				
				Tour: Virtual Tour URL				
Style of Home: 3 Storey		Total Parking: 6		Covered Parking: 3				
Construction: Frame - Wood		Parking: Garage; Triple		Parking Access: Front				
Exterior: 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: 3		Property Disc.: Yes						
R.I. Fireplaces:		Fixtures Leased: No						
Fireplace Fuel: Natural Gas		Fixtures Rmvd: :						
Fuel/Heating: Forced Air, Natural Gas		Floor Finish: Hardwood, Wall/Wall/Mixed						
Outdoor Area: Balcny(s) Patio(s) Dck(s)								
Type of Roof: Wood								
Legal: LOT 9, BLOCK P, PLAN LMP43667, DISTRICT LOT 811, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 890								
Amenities: Swirlpool/Hot Tub								
Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby								
Features: ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool								
Finished Floor (Main):	3,151	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,629	Main	Living Room	18'9 x 15'0	Above	Walk-In Closet	7'0 x 6'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'4 x 14'3	Above	Bedroom	14'10 x 10'6	Main 2
Finished Floor (Below):	1,085	Main	Kitchen	16'8 x 13'1	Above	Bedroom	13'7 x 13'5	Main 3
Finished Floor (Basement):	0	Main	Eating Area	14'9 x 13'1	Above	Bedroom	13'0 x 12'9	Above 6
Finished Floor (Total):	5,865 sq. ft.	Main	Family Room	24'0 x 19'6	Below	Recreation Room	32'8 x 16'7	Above 5
Unfinished Floor:	0	Main	Office	14'10 x 14'10	Below	Games Room	14'11 x 14'5	Above 3
Grand Total:	5,865 sq. ft.	Main	Den	10'9 x 9'10	Below	Utility	12'4 x 9'1	Below 3
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	10'0 x 9'0	Below	Storage	8'0 x 4'4	
Suite:		Main	Pantry	9'0 x 7'8			x	
Basement: None		Main	Mud Room	12'0 x 9'2			x	
		Main	Foyer	10'0 x 9'6			x	
		Above	Primary Bedroom	18'9 x 15'10			x	
		Above	Walk-In Closet	7'0 x 6'4			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 21	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						
Listing Broker(s): Bellevue Realty Group								

Full video tour at www.ericchristiansen.com

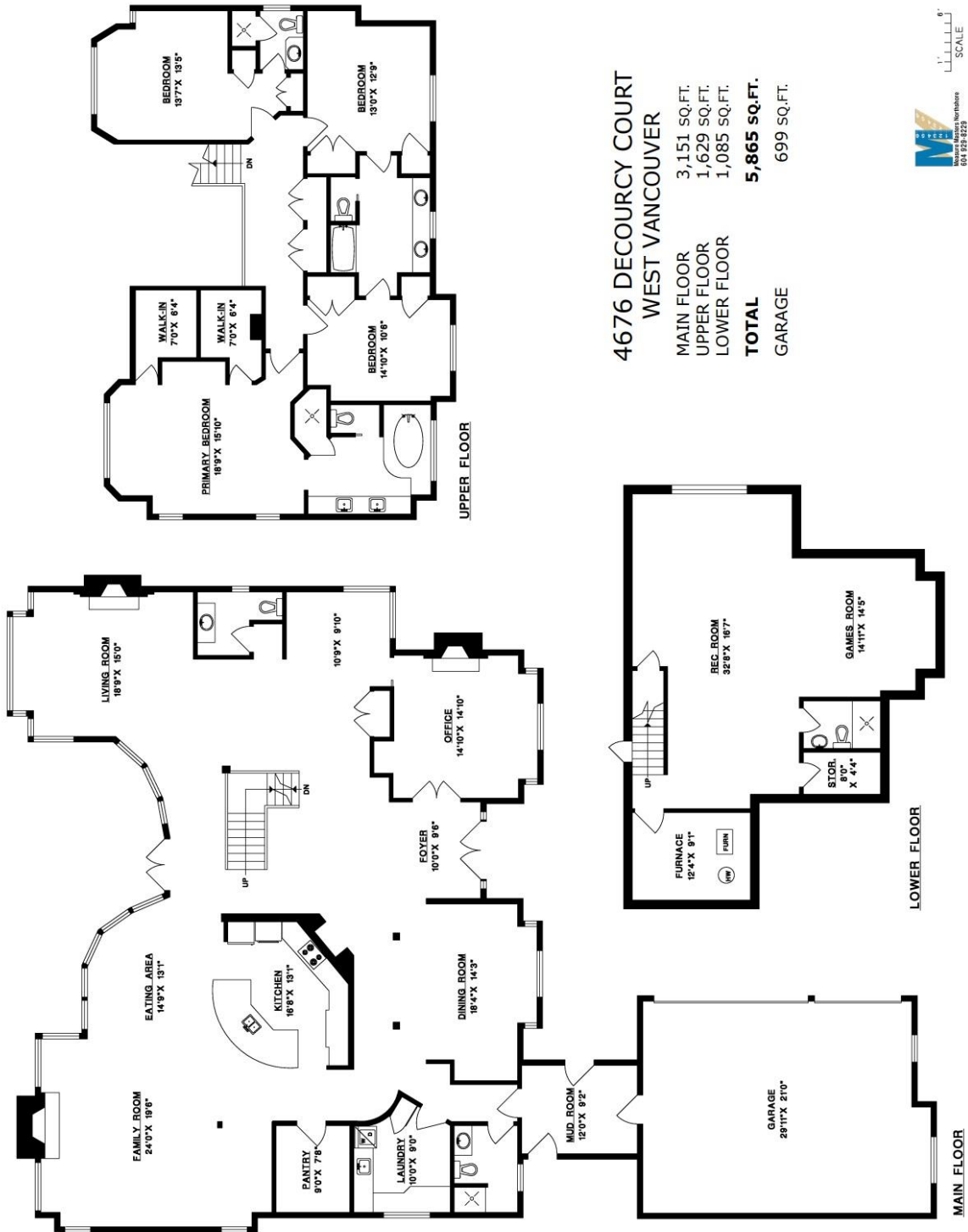
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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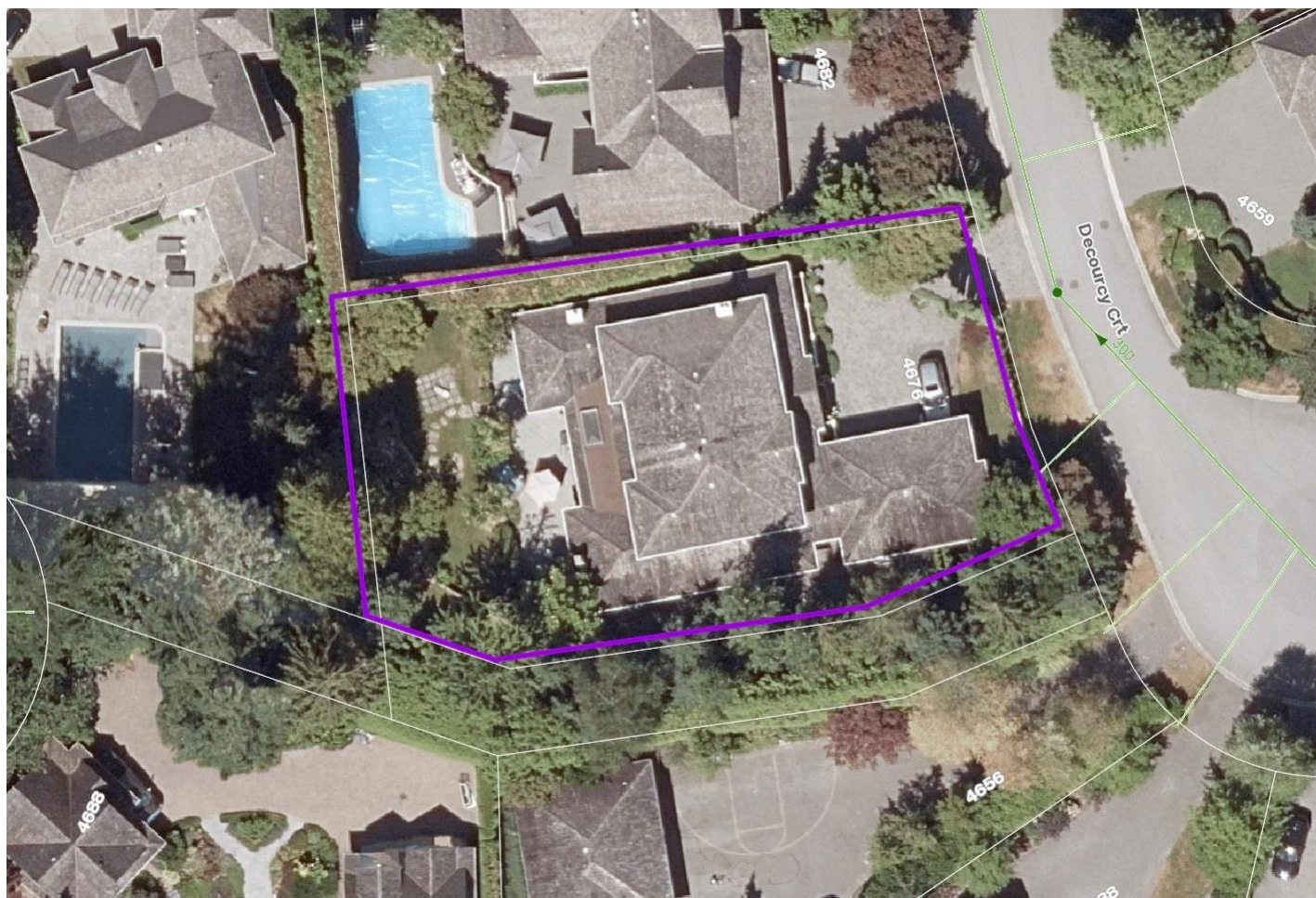
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