



## 4782 Headland Place Offered at \$4,850,000

This extensively renovated home is stunning. The current owners have created an incredible contemporary entertaining/family home with huge open rooms, extensive millwork, and folding doors to a huge patio. Offering 4 bedrooms, 6 bathrooms, a spacious 4,487 sq. ft. of living space and vista views. Enjoy gorgeous hardwood floors, beautiful bathrooms and a chef's kitchen in the heart of the home. Situated on a level property at the end of a private cul-de-sac just steps to Caulfeild Elementary and only minutes from Rockridge Highschool. This home is a 10 out of 10. The renovations are too extensive to list. Call for details.



**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



**Active**  
**R2876141**  
 Board: V  
 House/Single Family

**4782 HEADLAND PLACE**

West Vancouver  
 Caulfeild  
 V7W 3H9

Residential Detached  
**\$4,850,000** (LP)   
 (SP) 



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$4,850,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2001**  
 Frontage(feet): **38.93** Bathrooms: **6** Age: **23**  
 Frontage(metres): **11.87** Full Baths: **5** Zoning: **RS10**  
 Depth / Size: **183.6 IRR** Half Baths: **1** Gross Taxes: **\$16,008.33**  
 Lot Area (sq.ft.): **11,711.00** Rear Yard Exp: **East** For Tax Year: **2023**  
 Lot Area (acres): **0.27** P.I.D.: **024-615-218** Tax Inc. Utilities?: \_\_\_\_\_  
 Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
 View: **Yes: city and ocean**  
 Complex/Subdiv: \_\_\_\_\_  
 First Nation Reserve: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: \_\_\_\_\_ Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Wood** Driveway Finish: **Paving Stone**  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Renovations: **Completely** Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
 # of Fireplaces: **2** R.I. Fireplaces: \_\_\_\_\_ Reno. Year: **2012** Property Disc.: **Yes**  
 Fireplace Fuel: **Natural Gas** Rain Screen: \_\_\_\_\_ Fixtures Leased: **No** :  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** Metered Water: \_\_\_\_\_ Fixtures Rmvd: \_\_\_\_\_  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing: \_\_\_\_\_ Floor Finish: **Hardwood**  
 Type of Roof: **Wood**

Legal: **LOT 7, BLOCK 0, PLAN LMP43667, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,196	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,369	Main	Living Room	17'11 x 15'6	Below	Bedroom	16'2 x 10'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'5 x 15'5			x	Main 2
Finished Floor (Below):	922	Main	Kitchen	16'8 x 14'0			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	19'10 x 16'10			x	Above 5
Finished Floor (Total):	4,487 sq. ft.	Main	Office	13'11 x 9'7			x	Above 4
Unfinished Floor:	0	Main	Mud Room	11'1 x 6'8			x	Above 4
Grand Total:	4,487 sq. ft.	Main	Laundry	9'11 x 7'11			x	Below 4
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Foyer	12'0 x 9'1			x	
Suite:		Above	Primary Bedroom	14'1 x 12'11			x	
Basement: <b>None</b>		Above	Walk-In Closet	8'9 x 5'0			x	
		Above	Bedroom	20'5 x 16'11			x	
		Above	Bedroom	14'4 x 11'9			x	
		Below	Recreation Room	24'0 x 17'10			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	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.



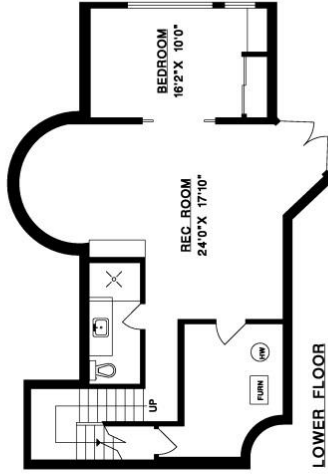
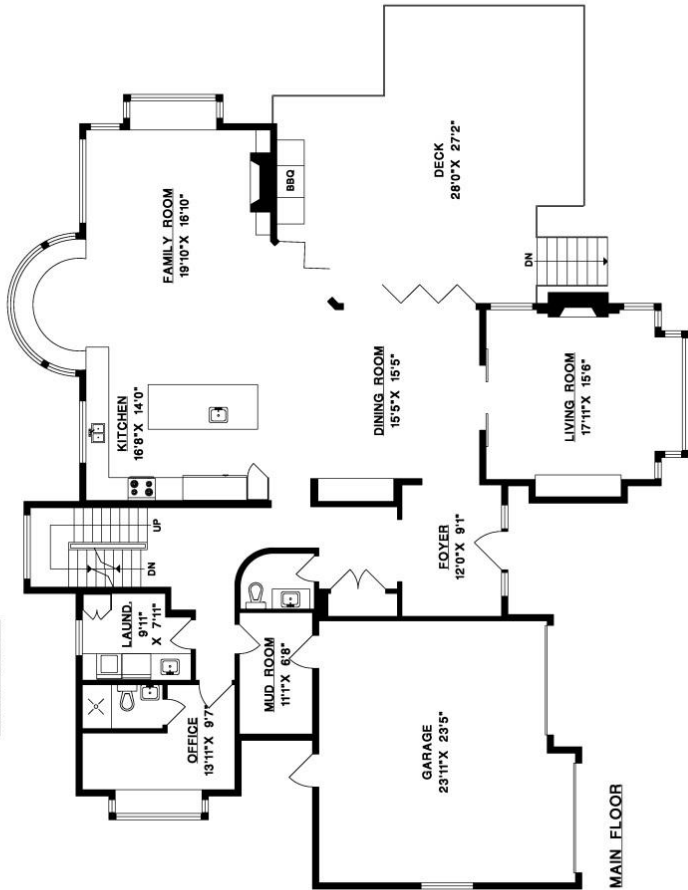
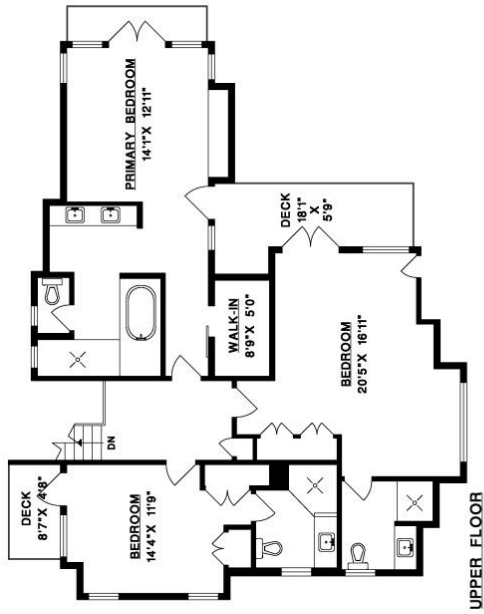
**ERIC CHRISTIANSEN**  
 GROUP  
 eric@ericchristiansen.com

**604-312-9999**  
 2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

4782 HEADLAND PLACE  
WEST VANCOUVER

MAIN FLOOR 2,196 SQ.FT.  
UPPER FLOOR 1,369 SQ.FT.  
LOWER FLOOR 922 SQ.FT.  
**TOTAL 4,487 SQ.FT.**  
GARAGE 569 SQ.FT.  
DECKS 835 SQ.FT.

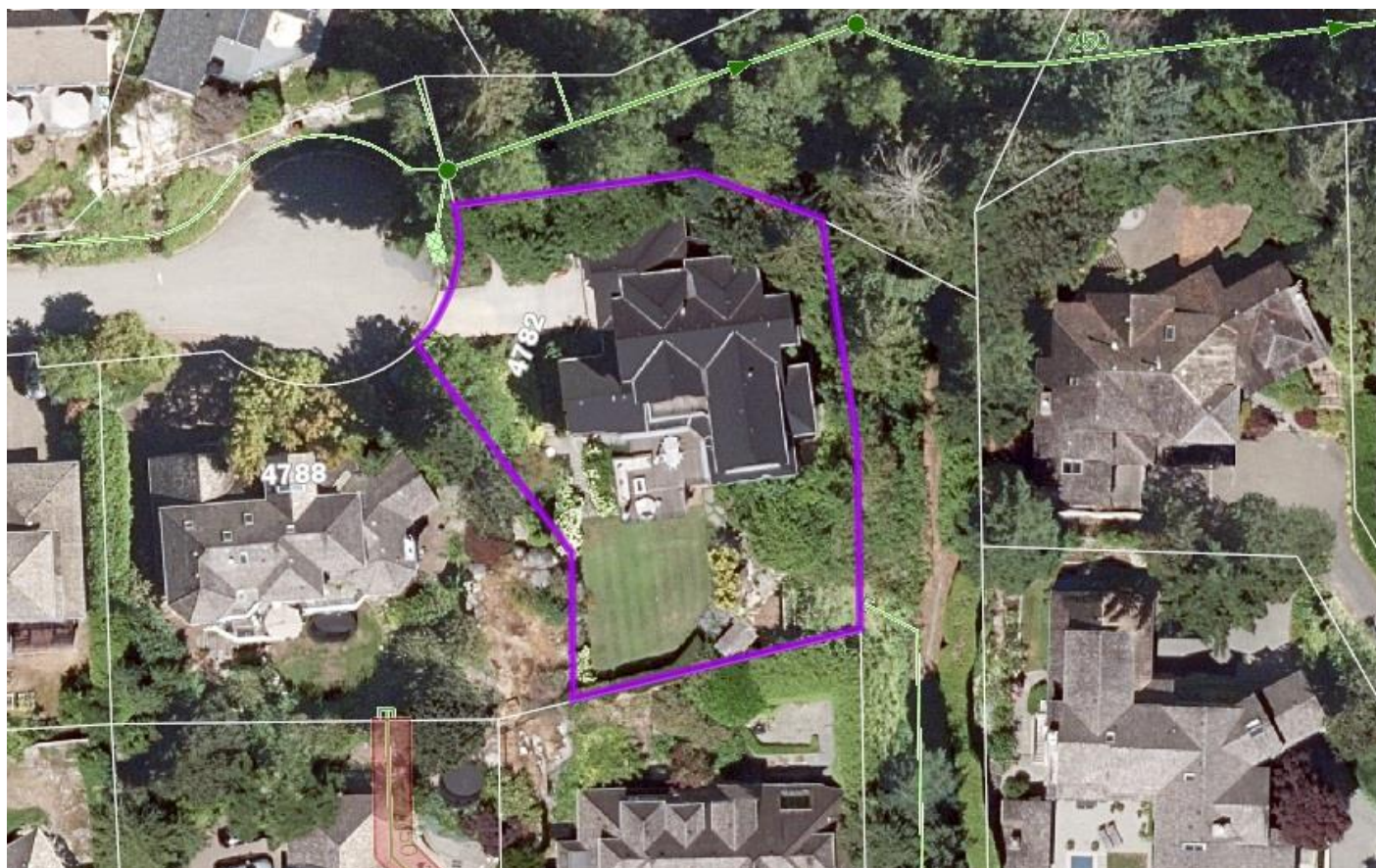


**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1







**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1