






#3 – 5110 Alderfeild Pl Offered at \$3,498,000

Discover the ultimate in Edenshaw living with this stunning home boasting the best view in the complex. With vaulted ceilings, spacious rooms ideal for entertaining, and two fireplaces, it exudes elegance. A main floor primary bedroom adds convenience, complemented by two more bedrooms upstairs. The expansive deck, upgraded with new decking and seamless glass, is perfect for entertaining. Enjoy breathtaking views from nearly every room in this 2,561 sq. ft. masterpiece. Don't miss out—this opportunity won't last long!



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

Active		3 5110 ALDERFEILD PLACE		Residential Attached																																																																																											
R2898169		West Vancouver Upper Caulfeild V7W 2W7		\$3,498,000 (LP) 																																																																																											
Board: V				(SP) 																																																																																											
Townhouse																																																																																															
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes : spectacular water & city views Complex / Subdiv: Edenshaw First Nation: Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal		If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 023-350-601 Original Price: \$3,498,000 Approx. Year Built: 1996 Age: 28 Zoning: RS10 Gross Taxes: \$8,384.09 For Tax Year: 2024 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																											
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 3 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood		Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: No : Floor Finish: Hardwood, Wall/Wall/Mixed		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:																																																																																											
Legal: STRATA LOT 3, PLAN LMS2319, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE																																																																																															
Amenities: In Suite Laundry																																																																																															
Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW																																																																																															
Finished Floor (Main): 1,691 Finished Floor (Above): 870 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,561 sq. ft. Unfinished Floor: 0 Grand Total: 2,561 sq. ft.		Units in Development: Exposure: Mgmt. Co's Name: Stratawest Management Ltd. Maint Fee: \$1,011.80 Maint Fee Includes: Garbage Pickup, Gardening, Management		Tot Units in Strata: 35 Locker: No Stores in Building: Mgmt. Co's #: 604-904-9595 Council/Park Apprv?:																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1 # of Levels: 2 # of Rooms: 10		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: Minimum 30 days																																																																																													
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>15'5 x 15'0</td></tr> <tr><td>Main</td><td>Dining Room</td><td>12'11 x 10'0</td></tr> <tr><td>Main</td><td>Kitchen</td><td>12'5 x 11'11</td></tr> <tr><td>Main</td><td>Eating Area</td><td>10'2 x 7'7</td></tr> <tr><td>Main</td><td>Family Room</td><td>19'0 x 10'6</td></tr> <tr><td>Main</td><td>Bedroom</td><td>22'8 x 11'10</td></tr> <tr><td>Main</td><td>Laundry</td><td>8'6 x 5'5</td></tr> <tr><td>Above</td><td>Primary Bedroom</td><td>23'3 x 15'10</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Living Room	15'5 x 15'0	Main	Dining Room	12'11 x 10'0	Main	Kitchen	12'5 x 11'11	Main	Eating Area	10'2 x 7'7	Main	Family Room	19'0 x 10'6	Main	Bedroom	22'8 x 11'10	Main	Laundry	8'6 x 5'5	Above	Primary Bedroom	23'3 x 15'10	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Above</td><td>Walk-In Closet</td><td>9'8 x 6'5</td></tr> <tr><td>Above</td><td>Bedroom</td><td>12'11 x 10'8</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>		Floor	Type	Dimensions	Above	Walk-In Closet	9'8 x 6'5	Above	Bedroom	12'11 x 10'8			x			x			x			x			x			x	<table border="1"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>2</td><td>No</td></tr> <tr><td>2</td><td>Main</td><td>5</td><td>Yes</td></tr> <tr><td>3</td><td>Above</td><td>5</td><td>Yes</td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table>		Bath	Floor	# of Pieces	Ensuite?	1	Main	2	No	2	Main	5	Yes	3	Above	5	Yes	4				5				6				7				8			
Floor	Type	Dimensions																																																																																													
Main	Living Room	15'5 x 15'0																																																																																													
Main	Dining Room	12'11 x 10'0																																																																																													
Main	Kitchen	12'5 x 11'11																																																																																													
Main	Eating Area	10'2 x 7'7																																																																																													
Main	Family Room	19'0 x 10'6																																																																																													
Main	Bedroom	22'8 x 11'10																																																																																													
Main	Laundry	8'6 x 5'5																																																																																													
Above	Primary Bedroom	23'3 x 15'10																																																																																													
Floor	Type	Dimensions																																																																																													
Above	Walk-In Closet	9'8 x 6'5																																																																																													
Above	Bedroom	12'11 x 10'8																																																																																													
		x																																																																																													
		x																																																																																													
		x																																																																																													
		x																																																																																													
		x																																																																																													
		x																																																																																													
Bath	Floor	# of Pieces	Ensuite?																																																																																												
1	Main	2	No																																																																																												
2	Main	5	Yes																																																																																												
3	Above	5	Yes																																																																																												
4																																																																																															
5																																																																																															
6																																																																																															
7																																																																																															
8																																																																																															
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.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

BRG

#3 - 5110 ALDERFEILD PLACE
WEST VANCOUVER

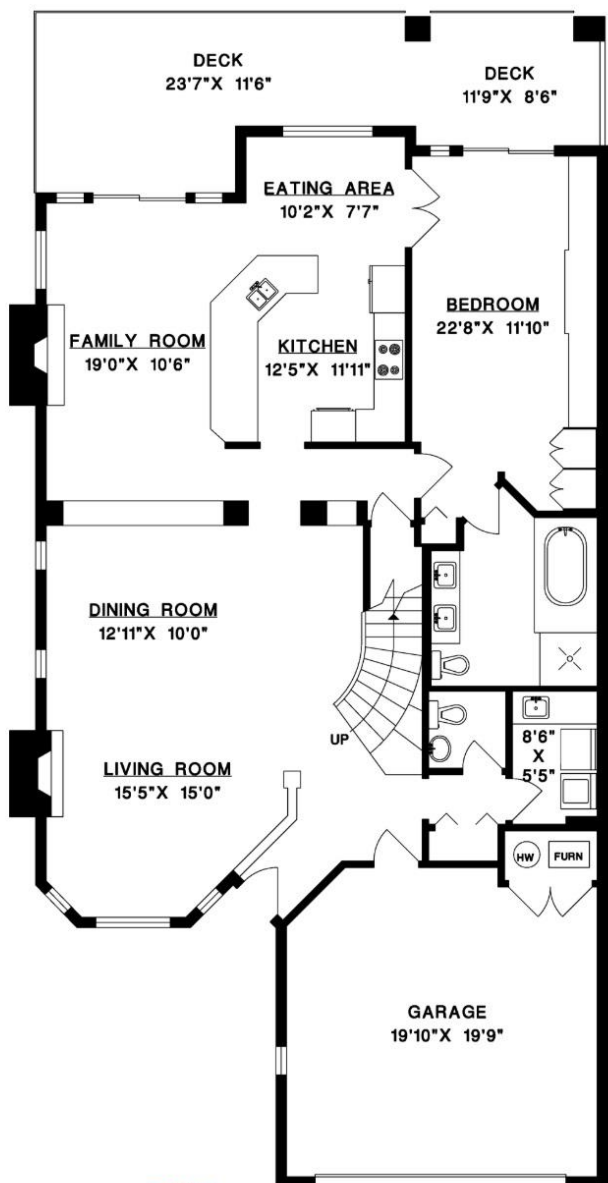
MAIN FLOOR 1,691 SQ.FT.

UPPER FLOOR 870 SQ.FT.

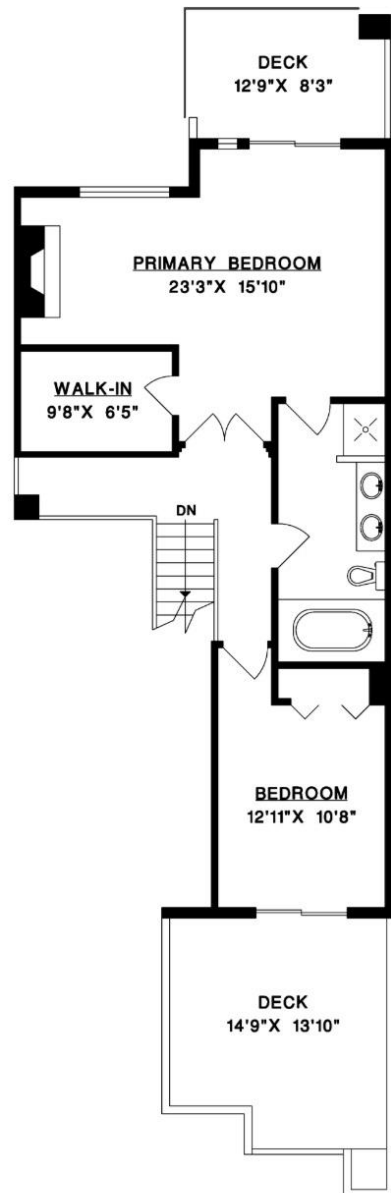
TOTAL 2,561 SQ.FT.

GARAGE 434 SQ.FT.

DECKS 658 SQ.FT.



MAIN FLOOR



UPPER FLOOR



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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