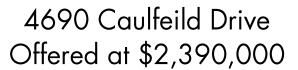
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Welcome to this charming 2,600 sq. ft. family home in the heart of Caulfeild. The main floor features a spacious living and dining room with French doors that open to a large, sun-drenched deck - perfect for outdoor entertaining. The open plan layout includes a kitchen, eating area with a fireplace and sunlit family room with skylights that enhances the home's warm and welcoming atmosphere. Upstairs, find 4 spacious bedrooms including a primary suite with an ensuite bathroom, plus an additional den/playroom. Set on a generous 12,000 sq. ft. lot, with a backyard garden ideal for families. Located within walking distance to Caulfeild Elementary, Rockridge Secondary, and Caulfeild Village. This home offers the perfect blend of comfort and convenience.



2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

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Active R2909932 Board: V			4690 CAULFEILD DRIVE West Vancouver Caulfeild				Residential Detached	
							\$2,390,0	00 (LP)
House/Single Family			10.5%	W 1G1				(SP) M
HALLS MANAGEMENT	418 2		Sold Date:		If now Co	ST/HST inc?:	Original Price: \$	2 200 000
LAND THE PARTY	AND MARK	122	Meas. Type:	Feet	Bedrooms		Approx. Year Bu	
	推出了阿德	AA NEE		80.00	The second second second			
	36.八五七里	***	Frontage(feet):		Bathroom		Age:	60
Many Tr. V.	1		Frontage(metre		Full Baths		Zoning:	RS3
			Depth / Size:	150 IRR	Half Baths		Gross Taxes:	\$7,054.0
		English Telephone	Lot Area (sq.ft.)			Exp: Southeast		2024
			Lot Area (acres) Flood Plain:	: 0.28	P.I.D.:	009-062-386	Tax Inc. Utilities Tour:	r:
				Na -			Tour:	
			View: Complex/Subdiv	No :				
		The state of the s	First Nation Res					
发展是一个		ALC: N	Services Connecte		, Natural Gas	, Water		
			Sewer Type: C	ity/Municipal		Supply: City/Mun	icipal	
tyle of Home: 2 Storey		SIZE OF STREET		Total Parking: 4	Covered Par	king: 2 Parking	Access: Front	
onstruction: Frame -	Wood			Parking: Garage;		N.75 1		
kterior: Wood oundation: Concrete	Perimeter			Driveway Finish: Dist. to Public Trar		Dict	to School Bus: Near	_
Concrete	Perimeter			Title to Land: Fr			Land Lease Exp	
enovations: Partly			ACCOUNT NAME OF THE PARTY OF TH	Property Disc.: Ye				,
	. Fireplaces:			Fixtures Leased: N	o :			
replace Fuel: Natural (uel/Heating: Forced A			Metered Water:	Circle was Describe N				
utdoor Area: Balcny(s			R.I. Plumbing:	Fixtures Rmvd: N	0 :			
ype of Roof: Other	ratio(s) DCR(s)			Floor Finish: H	ardwood, Wa	II/Wall/Mixed		
egal: LOT 14, BLOCK 4, PL	AN VAP11456, DISTR	ICT LOT 1240, G	ROUP 1, NEW WESTMIN		723			
itiaa. Caudan								
menities: Garden								
ite Influences: Central I					(1925)			
eatures: Clothes	Washer/Dryer, Di	shwasher, Mi	icrowave, Oven - Bu	ilt In, Range To	p, Refrigerat	or		
nished Floor (Main):	1,343	Floor	Type	Dimensions	Floor	Туре	Dimensions	Bathrooms
nished Floor (Above):	1,257	Main	Living Room	20'10 x13'4	11001	1,100	X	Floor #
nished Floor (AbvMain2)	: 0	Main	Dining Room	14'9 x10'7			x	Main
niched Floor (Rolow)	0	Main Main	Kitchen Eating Area	14'11 x13'0 11'4 x11'3			x x	Above Above
		Main	Family Room	18'6 x13'5			x	ADOVE
inished Floor (Basement	2,600 sq. ft.	Main	Foyer	10'7 x7'9			x	
Finished Floor (Below): Finished Floor (Basement Finished Floor (Total):	_	Above	Primary Bedroom Walk-In Closet	13'4 x13'3 5'10 x5'5			x x	
inished Floor (Basement inished Floor (Total): Infinished Floor:	0 2 600 cm ft	Ahove	THUR AII CIOSCE	11'8 x11'4			x	
inished Floor (Basement inished Floor (Total): Infinished Floor:	0 2,600sq. ft.	Above	Bedroom	TTOATT				
inished Floor (Basement inished Floor (Total): Infinished Floor: Irand Total:		Above	Walk-In Closet	7'4 x5'2			X	
inished Floor (Basement inished Floor (Total): infinished Floor: irand Total: Ir Area (Det'd 2nd Res):	2,600 sq. ft.	Above	Walk-In Closet Bedroom	7'4 x5'2 11'0 x9'1			x	
inished Floor (Basement) inished Floor (Total): Infinished Floor: irand Total: Ir Area (Det'd 2nd Res): uite:	2,600 sq. ft.	Above Above Above	Walk-In Closet	7'4 x5'2			0.000	
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inished Floor (Basement inished Floor (Total): Infinished Floor: Grand Total: Ir Area (Det'd 2nd Res): Juite:	2,600 sq. ft.	Above Above Above Above	Walk-In Closet Bedroom Bedroom	7'4 x5'2 11'0 x9'1 11'0 x8'9 11'6 x10'10	n MHR?:	PAD Rental: Maint. Fee:	x x	

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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4690 CAULFEILD DRIVE WEST VANCOUVER

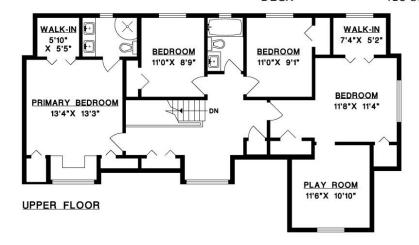
 MAIN FLOOR
 1,343 SQ.FT.

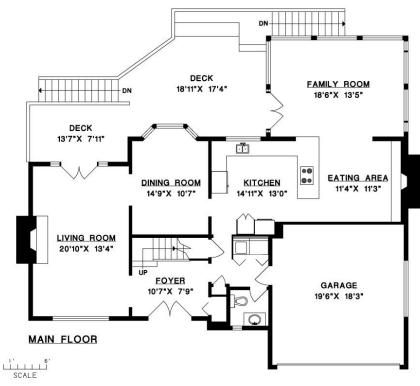
 UPPER FLOOR
 1,257 SQ.FT.

 TOTAL
 2,600 SQ.FT.

 GARAGE
 379 SQ.FT.

 DECK
 418 SQ.FT.







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4690 Caulfeild Drive - Updates

- Flooring:
 - New Carpeting (2022)
 - New Hardwood flooring (2018)
- Kitchen:
 - Updated Appliances (2018)
 - o New Cabinets (2009)
- Fireplace: added gas fireplace in kitchen eating area (2018)
- Bathrooms renovated (2018)
- Roof:
 - Main Roof: Rubber, installed by Penfolds with a lifetime warranty (2013)
 - o Back Roof Section: Flat roof, installed by Penfolds (2017)
- Furnace: (2009)



BZG

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