



4690 Caulfeild Drive Offered at \$2,390,000

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.

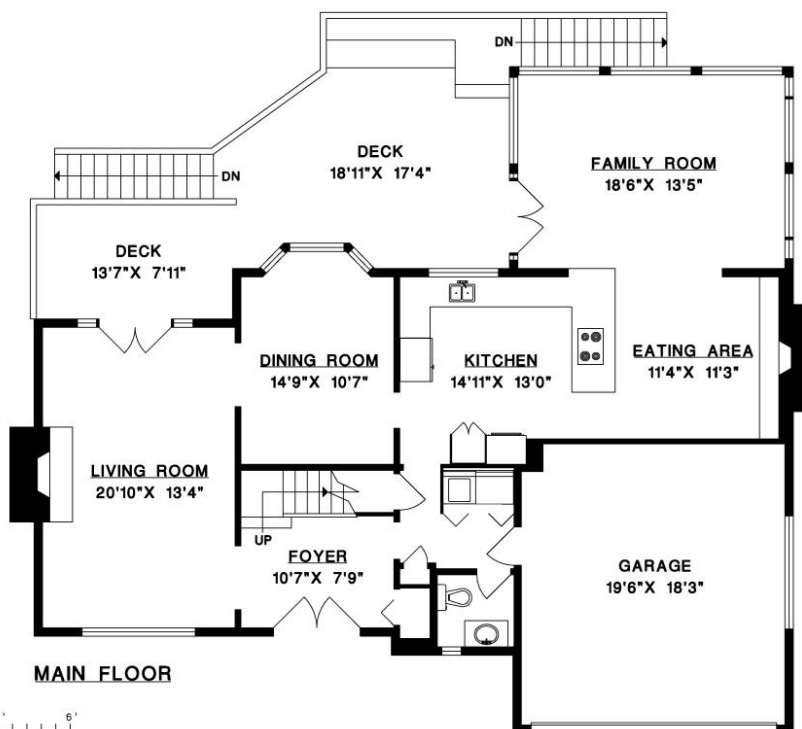
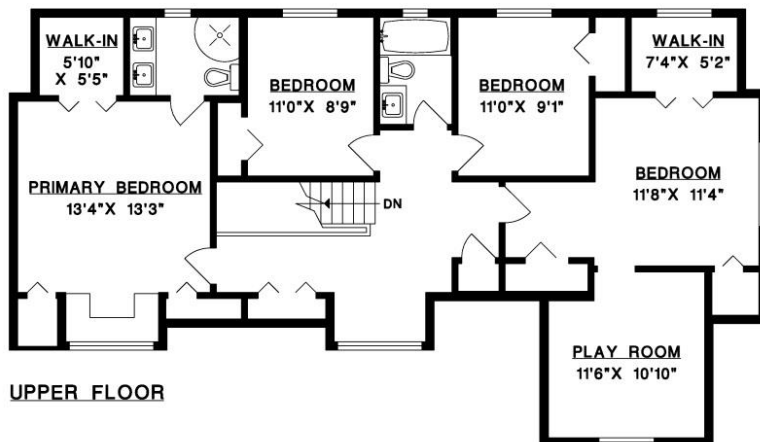


ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

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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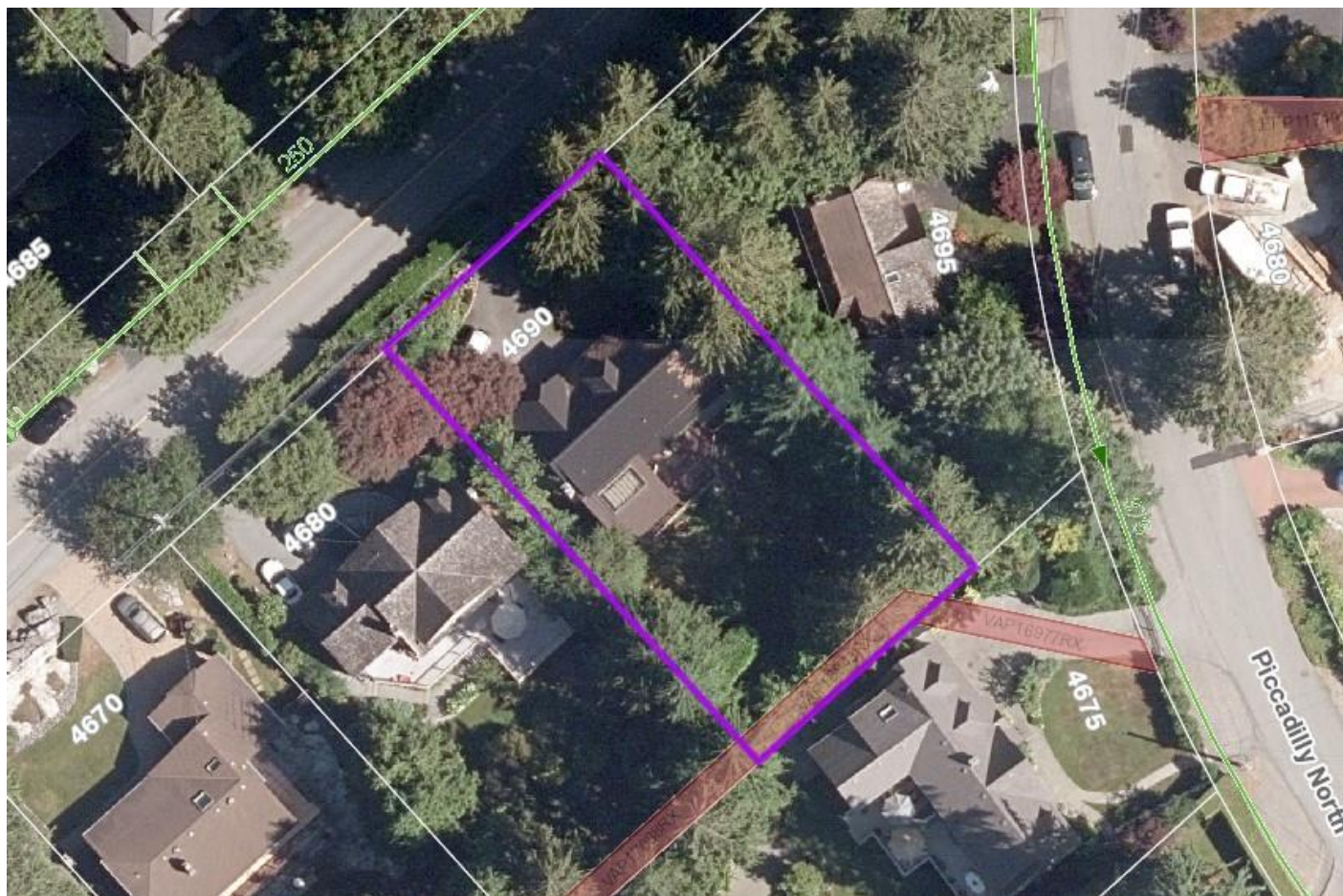
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4690 Caulfeild Drive - Updates

- **Flooring:**
 - New Carpeting (2022)
 - New Hardwood flooring (2018)
- **Kitchen:**
 - Updated Appliances (2018)
 - 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)
 - Back Roof Section: Flat roof, installed by Penfolds (2017)
- **Furnace:** (2009)





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