



## 4513 Caulfeild Lane Offered at \$4,248,000

This recently updated home is situated on prestigious Caulfeild Lane in the heart of Caulfeild. A private 12,023 sq. ft. property with numerous patios, outdoor fireplace, covered barbeque area, and covered outdoor dining, all elevated above a quiet cul-de-sac with greenbelt adjacent to the back yard. Offering 5 bedrooms, 5 bathrooms, 4,534 sq. ft. of living space and 3 fireplaces. Other features include radiant heat, a view from the upper bedrooms, elevated den on the main floor and too much more to list. Truly a gorgeous home in an incredible neighborhood, just steps to Caulfeild Elementary School. Quality built by Bradner Homes.



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<b>Active</b> <b>R2914232</b> Board: V House/Single Family	<b>4513 CAULFEILD LANE</b> West Vancouver Caulfeild V7W 3J6	Residential Detached <b>\$4,248,000</b> (LP) (SP)
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>52.18</b> Frontage(metres): <b>15.90</b> Depth / Size: <b>170.05 IRR</b> Lot Area (sq.ft.): <b>12,023.00</b> Lot Area (acres): <b>0.28</b> Flood Plain: View: <b>Yes: peek-a-boo views</b> Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b>	If new, GST/HST inc?: Bedrooms: <b>5</b> Bathrooms: <b>5</b> Full Baths: <b>4</b> Half Baths: <b>1</b> Rear Yard Exp: <b>South</b> P.I.D.: <b>024-822-434</b> Original Price: <b>\$4,248,000</b> Approx. Year Built: <b>2002</b> Age: <b>22</b> Zoning: <b>RS10</b> Gross Taxes: <b>\$14,350.57</b> For Tax Year: <b>2024</b> Tax Inc. Utilities?: Tour: <b>Virtual Tour URL</b> Water Supply: <b>City/Municipal</b>
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stone, Wood</b> Foundation: <b>Concrete Perimeter</b> Renovations: <b>Partly</b> # of Fireplaces: <b>4</b> R.I. Fireplaces: Fireplace Fuel: <b>Natural Gas, Wood</b> Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Wood</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Driveway Finish: <b>Paving Stone</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year: Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>	Legal: <b>LOT 3, PLAN LMP46665, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>
Amenities: Site Influences: <b>Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b> Features: <b>CltWhsh/Dryr/Frdg/Stve/DW, Sprinkler - Inground, Water Treatment</b>		
Finished Floor (Main): <b>1,987</b> Finished Floor (Above): <b>1,349</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>1,198</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>4,534 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>4,534 sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	Floor Type Dimensions <b>Main Living Room 16'4 x 15'3</b> <b>Main Dining Room 14'5 x 12'9</b> <b>Main Kitchen 16'2 x 11'1</b> <b>Main Eating Area 9'10 x 9'1</b> <b>Main Family Room 22'10 x 15'9</b> <b>Main Office 15'4 x 11'5</b> <b>Main Laundry 9'5 x 6'8</b> <b>Main Foyer 12'3 x 7'8</b> <b>Above Primary Bedroom 17'1 x 15'11</b> <b>Above Walk-In Closet 7'11 x 7'8</b> <b>Above Bedroom 13'3 x 11'0</b> <b>Above Bedroom 12'1 x 11'9</b> <b>Above Bedroom 11'7 x 11'3</b>	Floor Type Dimensions Bathrooms <b>Below Bedroom 12'7 x 10'11</b> Floor #Pcs <b>Below Recreation Room 37'8 x 15'4</b> <b>Main 2</b> <b>Below Storage 30'8 x 13'9</b> <b>Above 5</b> <b>Below Utility 14'9 x 5'10</b> <b>Above 5</b> <b>x</b> <b>Above 3</b> <b>x</b> <b>Below 3</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b>
Suite: Basement: <b>None</b> Crawl/Bsmt. Height: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>17</b>	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Listing Broker(s): <b>Bellevue Realty Group</b>		

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

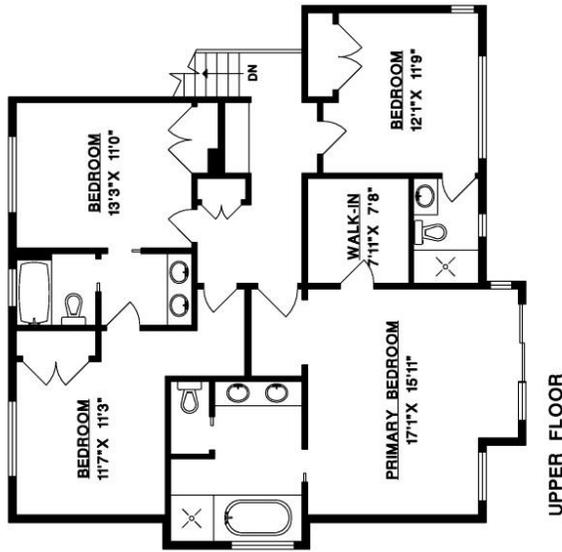
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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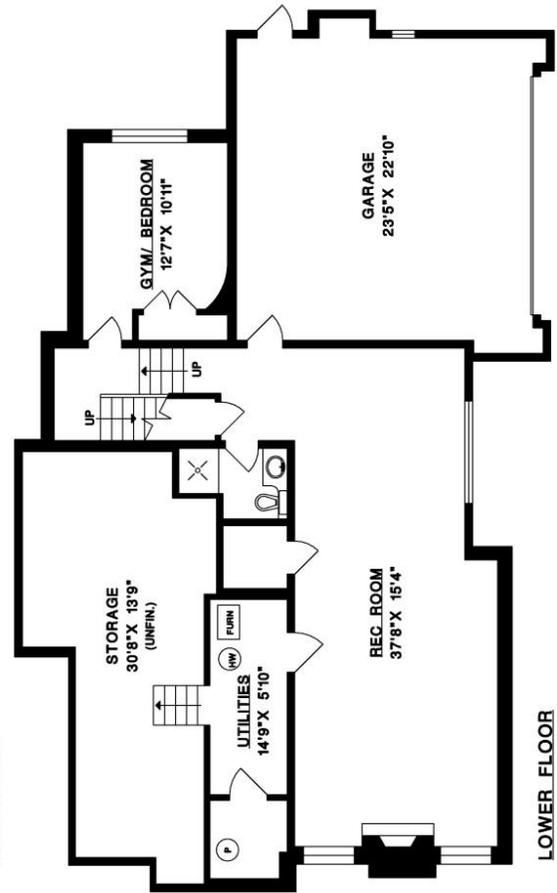
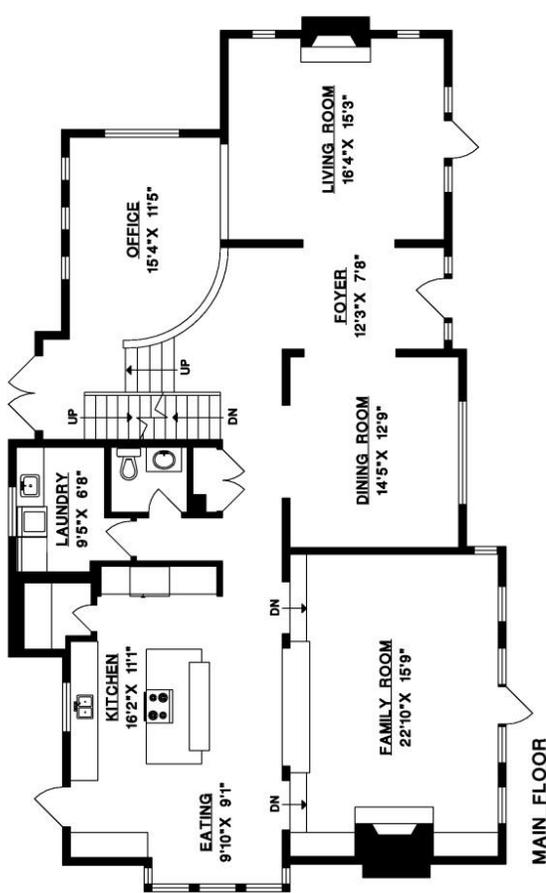
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4513 CAULFEILD LANE  
WEST VANCOUVER

MAIN FLOOR	1,987 SQ.FT.
UPPER FLOOR	1,349 SQ.FT.
LOWER FLOOR	1,198 SQ.FT.
<b>TOTAL</b>	<b>4,534 SQ.FT.</b>
STORAGE	392 SQ.FT.
GARAGE	566 SQ.FT.



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4513 Caulfeild Lane – Updates and Features

Updates:

- New Cedar Roof (2022) – durability and enhanced curb appeal
- Updated Rainbird Irrigation System (2022) - maintains lush landscaping with precision watering
- Updated Fire Alarm and Security System Throughout (2022) - safety and peace of mind
- Tankless Water Heater (Rinnai, 2023) - ensures continuous hot water and energy efficiency
- Updated LED Lighting Throughout (2023) - energy-efficient lighting for cost savings and modern ambiance
- New Paint throughout (2024) – refreshing interior ambience
- Fresh Landscaping (2024) – enhanced and welcoming outside environment
- Added Glass Canopy (2024) – providing both style and shelter to enjoy outdoors any weather
- Enclosed Office & added Soundproofing - enhanced acoustics for optimal work or relaxation space.
- New Garage Door Lift (2024) - convenient access and enhanced security for vehicles

Features:

- Radiant In-Floor Heating Throughout - provides consistent warmth and comfort
- Large Front Lawn - perfect for children's play and outdoor activities
- Private/Gated Access to Trails - ideal for nature walks and outdoor enthusiasts
- Irrigated Vegetable Garden - great for gardening and enjoying fresh produce
- Custom Closets in Each Room - offer ample storage and organization solutions
- Quiet Cul-de-Sac Street - safe environment for children to play and ride bikes

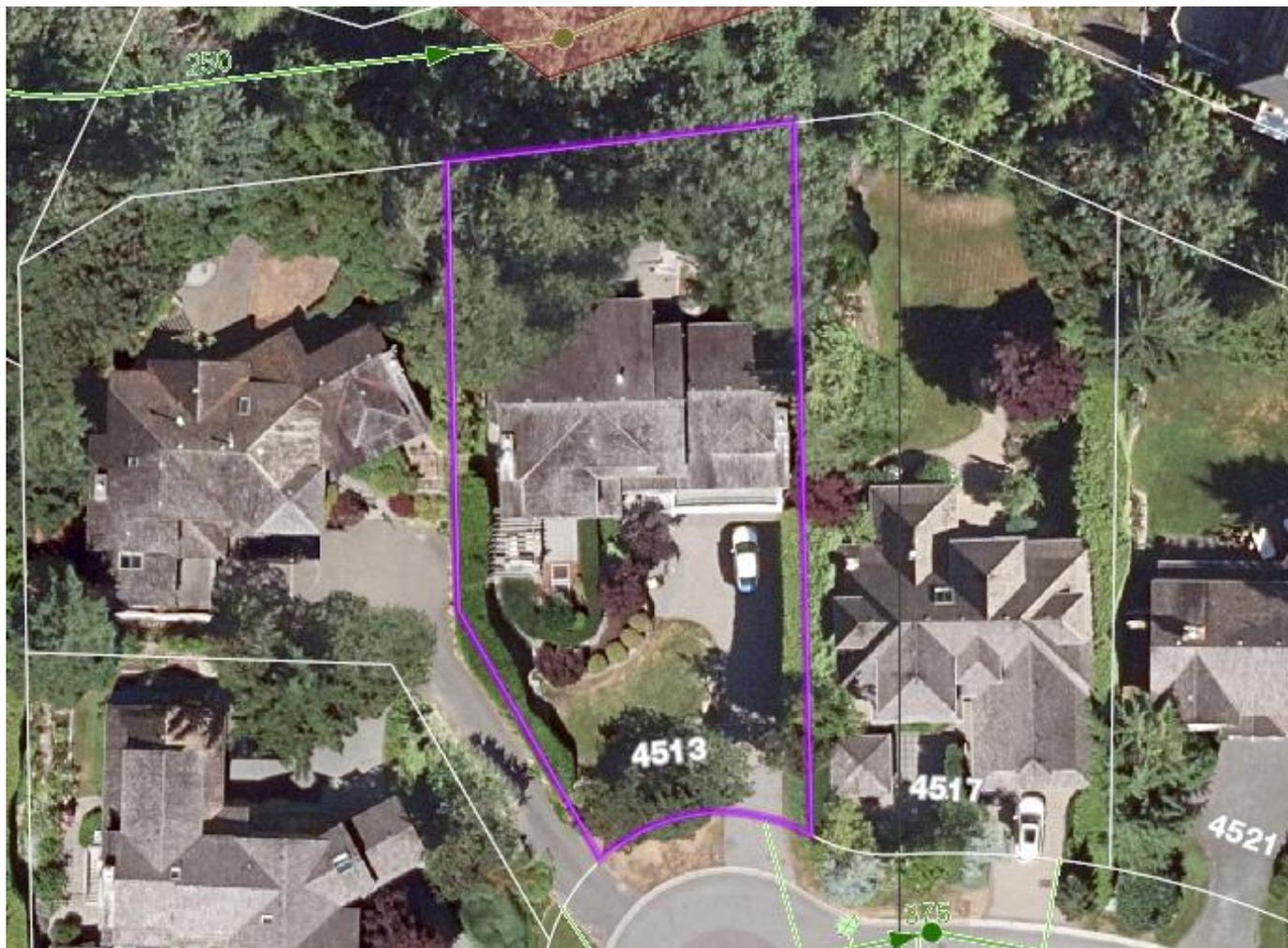
This well-maintained home offers comfort and convenience – perfect for those seeking a family-friendly property in a desirable neighborhood.



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