




4650 Cherbourg Drive Offers at \$2,980,000

This beautiful home situated on a level 13,840 sq.ft. corner property offers 2,463 sq. ft. of living space on 2 levels. Completely renovated with 3 to 4 bedrooms, 3 bathrooms and huge patios. The driveway is gated and level with lots of space for kids to play. The main floor offers a bedroom, den, large principal rooms and open plan kitchen and family room. An entertainer's dream with complete privacy in the back yard, covered hot tub and outdoor barbeque areas. This is the perfect home for raising the family just steps to Caulfeild Elementary, Rockridge High School and only minutes to parks, recreation and shopping.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

Active R2955248 Board: V House/Single Family	4650 CHERBOURG DRIVE West Vancouver Caulfeild V7W 1H9	Residential Detached \$2,980,000 (LP) (SP)
	Sold Date: Meas. Type: Feet Frontage(feet): 154.80 Frontage(metres): 47.18 Depth / Size: 111.06 IRR Lot Area (sq.ft.): 13,840.00 Lot Area (acres): 0.32 Flood Plain: View: No : Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type:	If new, GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 3 Half Baths: 0 Rear Yard Exp: Southeast P.I.D.: 009-242-872
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter	Renovations: Completely # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Electric, Natural Gas Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) Type of Roof: Asphalt	Original Price: \$2,980,000 Approx. Year Built: 1964 Age: 61 Zoning: RS3 Gross Taxes: \$7,365.86 For Tax Year: 2024 Tax Inc. Utilities?: Tour:
Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Add. Parking Avail., Garage; Double Driveway Finish: Paving Stone Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold NonStrata Land Lease Expiry Year:	Reno. Year: 2017 Rain Screen: No Metered Water: R.I. Plumbing:	Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Wall/Wall/Mixed
Legal: LOT 2, BLOCK 4, PLAN VAP10923, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Amenities: Garden, Swirlpool/Hot Tub		
Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby		
Features: CltHwsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave		
Finished Floor (Main): 1,634 Finished Floor (Above): 829 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,463 sq. ft. Unfinished Floor: 0 Grand Total: 2,463 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.	Floor Type Dimensions Main Living Room 13'4 x 12'7 Main Dining Room 12'7 x 8'9 Main Kitchen 15'10 x 11'2 Main Eating Area 9'8 x 9'0 Main Family Room 20'8 x 16'1 Main Bedroom 15'4 x 10'1 Main Den 12'2 x 7'9 Main Laundry 14'2 x 9'8 Main Foyer 8'1 x 7'7 Above Primary Bedroom 17'8 x 14'4 Above Walk-In Closet 6'10 x 6'7 Above Bedroom 13'11 x 12'7 Above Walk-In Closet 5'11 x 4'7	Floor Type Dimensions Bathrooms Floor #Pcs Main 3 Above 5 Above 4
Suite: Basement: None	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 13	Listing Broker(s): Bellevue Realty Group Angell, Hasman & Associates Realty Ltd.	

Full video tour at www.ericchristiansen.com

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



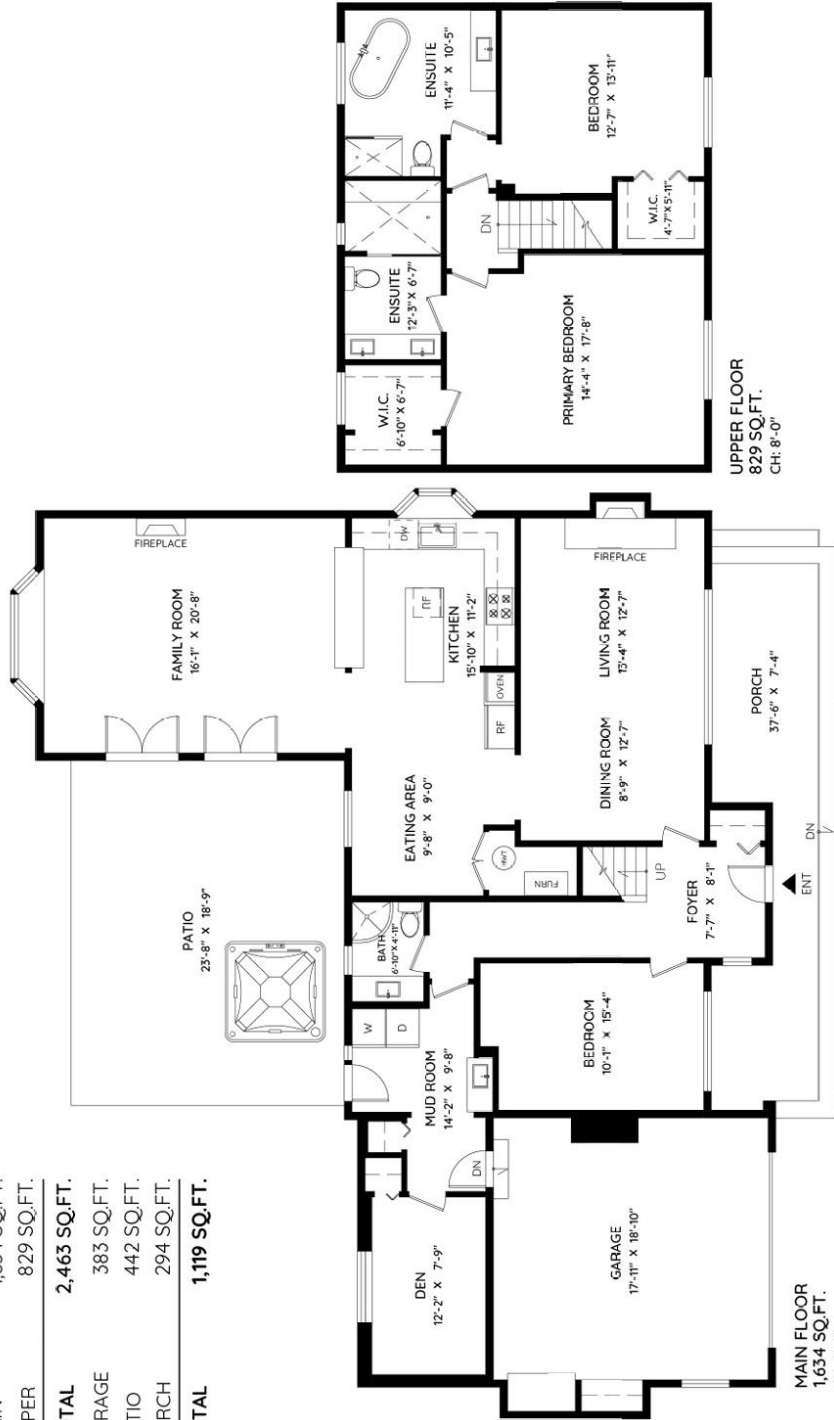
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BRG

4650 CHERBOURG DRIVE
WEST VANCOUVER, BC

MAIN	1,634 SQ.FT.
UPPER	829 SQ.FT.
TOTAL	2,463 SQ.FT.
GARAGE	383 SQ.FT.
PATIO	442 SQ.FT.
PORCH	294 SQ.FT.
TOTAL	1,119 SQ.FT.



0 ft. 3 ft. 5 ft. 10 ft.

The floor plan and the measurements are approximates within +/- 2% and can be used for advertising usage only. May include unfinished area not suitable for architectural or construction. ESD treated.

keyplan



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