



#10 – 5130 Ashfeild Road Offered at \$3,198,000

This stunning residence at the prestigious Edenshaw has undergone a meticulous, high-end renovation. Boasting an expansive open plan, gorgeous hardwood floors, a brand-new kitchen, and spa-like bathrooms, this home exudes luxury at every turn. Offering 2,597 sq. ft. of living space, with 3 spacious bedrooms (including one on the main floor), 2.5 elegantly appointed bathrooms, and radiant heat. Large decks provide breathtaking water and city views. The ideal home for those seeking to downsize in an exclusive, sought-after neighborhood.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2966565 Board: V Townhouse	10 5130 ASHFIELD ROAD West Vancouver Upper Caulfeild V7W 2X5	Residential Attached \$3,198,000 (LP) (SP)																																																																																										
	Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: Edenshaw First Nation: Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 4 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 023-350-857 Yes : city, water & mountain views City/Municipal Water Supply: City/Municipal																																																																																										
Original Price: \$3,198,000 Approx. Year Built: 1996 Age: 29 Zoning: RS10 Gross Taxes: \$6,849.80 For Tax Year: 2024 Tax Inc. Utilities?: Tour:	Style of Home: 2 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: 2 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 Reno. Year: 2024 Rain Screen: Metered Water: R.I. Plumbing:	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double, Visitor Parking Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Hardwood, Wall/Wall/Mixed																																																																																										
Legal: STRATA LOT 28, 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: Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Pantry, Range Top, Security System, Vaulted Ceiling																																																																																												
Finished Floor (Main): 1,687 Finished Floor (Above): 910 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,597 sq. ft. Unfinished Floor: 0 Grand Total: 2,597 sq. ft.	Units in Development: Exposure: Mgmt. Co's Name: Stratawest Management Maint Fee: \$1,015.13 Maint Fee Includes: Garbage Pickup, Gardening, Management	Tot Units in Strata: 35 Locker: No Storeys 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: 13	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?: No Short Term Lse-Details: Minimum 30 day rental																																																																																										
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>18'5 x 16'6</td> <td>Main</td> <td>Foyer</td> <td>10'10 x 7'8</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>20'4 x 8'6</td> <td>Above</td> <td>Bedroom</td> <td>15'10 x 11'10</td> <td>2</td> <td>Main</td> <td>6</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>11'8 x 11'8</td> <td>Above</td> <td>Walk-In Closet</td> <td>6'5 x 5'1</td> <td>3</td> <td>Above</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>10'2 x 7'10</td> <td>Above</td> <td>Bedroom</td> <td>12'11 x 10'9</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>19'0 x 11'2</td> <td>Above</td> <td>Bedroom</td> <td>11'1 x 9'5</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>14'9 x 11'10</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>7'6 x 5'11</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>8'6 x 5'5</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Living Room	18'5 x 16'6	Main	Foyer	10'10 x 7'8	1	Main	2	No	Main	Dining Room	20'4 x 8'6	Above	Bedroom	15'10 x 11'10	2	Main	6	Yes	Main	Kitchen	11'8 x 11'8	Above	Walk-In Closet	6'5 x 5'1	3	Above	4	Yes	Main	Eating Area	10'2 x 7'10	Above	Bedroom	12'11 x 10'9	4				Main	Family Room	19'0 x 11'2	Above	Bedroom	11'1 x 9'5	5				Main	Primary Bedroom	14'9 x 11'10			x	6				Main	Walk-In Closet	7'6 x 5'11			x	7				Main	Laundry	8'6 x 5'5			x	8					
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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.



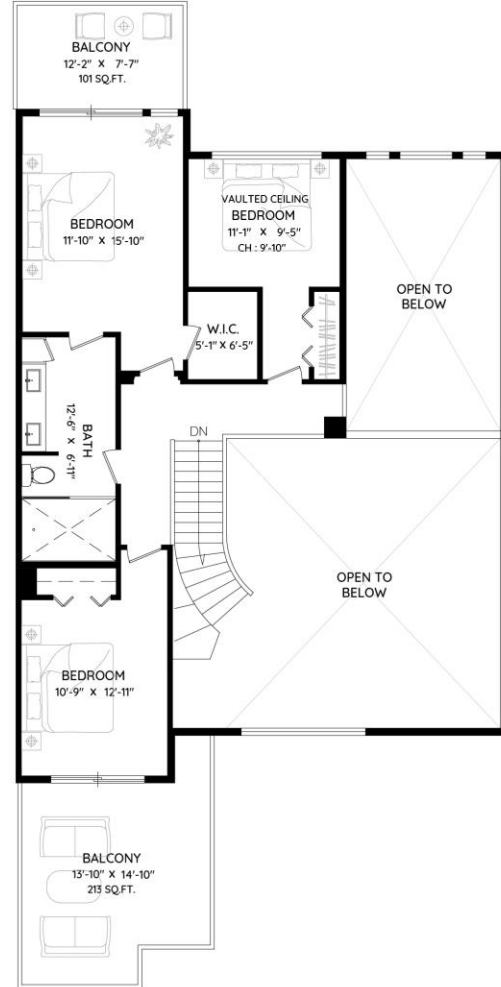
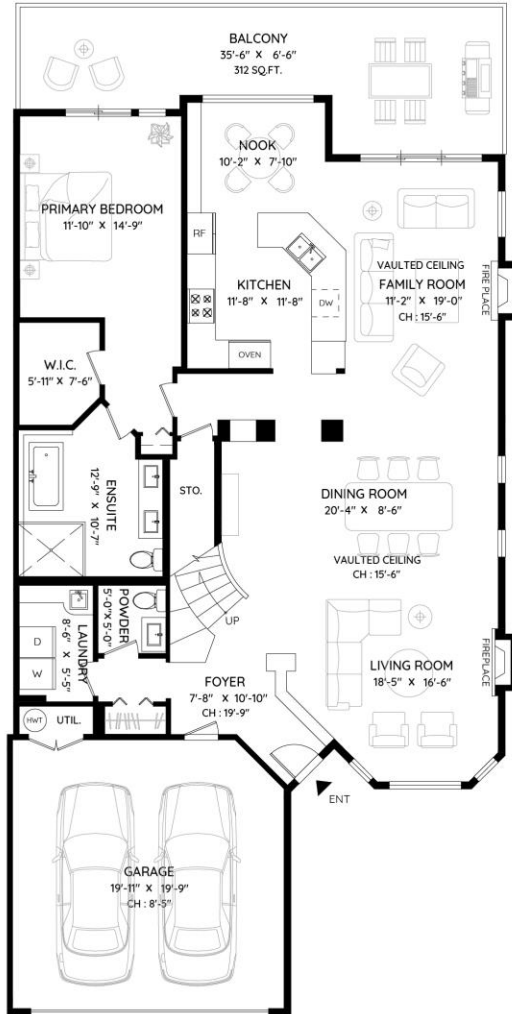
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10 - 5130 ASHFEILD ROAD
WEST VANCOUVER, BC

MAIN	1,687 SQ.FT.	GARAGE	429 SQ.FT.
UPPER	910 SQ.FT.	BALCONY	626 SQ.FT.
TOTAL	2,597 SQ.FT.	TOTAL	1,055 SQ.FT.



The floor plan and measurements are approximate, typically within +/- 2%. These are intended strictly for advertising purposes. They may encompass unfinished areas and are not intended for architectural or construction applications. There may be variances in the numbers if there were restrictions on property access or if taking precise measurements at the time of measuring isn't feasible. EGO insured.



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#10 – 5130 Ashfeild Road – Features and Updates

Kitchen

- Completely remodeled with new island and wine rack
- New BOSCH appliances (Wall Oven, Speed Oven, Gas Cooktop, Range Hood, Dishwasher), 36" SUBZERO fridge with ice maker

Breakfast Nook

- New cupboards with illuminated accent cabinetry

Living Room

- New stone mantle, fireplace surround, and TV enclosure

Family Room

- New stone mantle, fireplace surround, and TV enclosure
- New enlarged window facing Burrard Inlet
- New sliding door to balcony with views

Laundry Room

- New laundry room with utility closet and LG Washer & Dryer

Pantry Room

- New cabinetry and extended storage

Bathrooms

- All-new with stone tile, custom cabinets, glass shower stalls, premium fixtures, new lighting and electrical outlets
- New cabinetry, built-in drawers, and illuminated hanging rods in Primary Dressing Room

Primary Bedroom Dressing Rooms

- New cabinetry, built-in drawers and illuminated hanging rods

Flooring & Baseboards

- Oak plank flooring in public spaces (ground & 2nd floors) and main staircase
- New carpet in bedrooms and dressing rooms
- Stone tile in bathrooms and laundry room
- New baseboards throughout



BELLEVUE Realty Group®

Lighting

- LED light fixtures, many with dimmer controls
- Motion-activated lights in bathrooms and main floor closet

Closets (Main & Primary)

- New cabinetry in closets with motion-activated lighting in main-floor closet

Cabinets

- New hardware, soft-touch closers, and new doors on all cabinets

Door Hardware

- Brushed nickel hardware on all doors (exterior, interior, garage)

Painting

- Entire house repainted

Balconies (2)

- New glass balustrades
- New "True North" decks
- Tree removal and pruning for expansive views

Garage

- New epoxy flooring, LED lighting, and fresh paint

Mechanical & Electrical

- New heating furnace and hot water boiler, with lighting in furnace room
- New 28-circuit electrical panel with surge protection and space for Level 2 car charger
- Bluetooth-enabled main circulation fan with automatic temperature control



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