



4650 Cherbourg Drive Offers at \$2,690,000

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
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3001279
 Board: V
 House/Single Family

4650 CHERBOURG DRIVE

West Vancouver
 Caulfeild
 V7W 1H9

Residential Detached

\$2,690,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$2,690,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1964**
 Frontage(feet): **154.80** Bathrooms: **3** Age: **61**
 Frontage(metres): **47.18** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **111.06 IRR** Half Baths: **0** Gross Taxes: **\$7,365.86**
 Lot Area (sq.ft.): **13,840.00** Rear Yard Exp: **Southeast** For Tax Year: **2024**
 Lot Area (acres): **0.32** P.I.D.: **009-242-872** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **No**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

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**

Reno. Year: **2017**
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

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:
 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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	829	Main	Living Room	13'4 x 12'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'7 x 8'9			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	15'10 x 11'2			x	Above 5
Finished Floor (Basement):	0	Main	Eating Area	9'8 x 9'0			x	Above 4
Finished Floor (Total):	2,463sq. ft.	Main	Family Room	20'8 x 16'1			x	
Unfinished Floor:	0	Main	Bedroom	15'4 x 10'1			x	
Grand Total:	2,463sq. ft.	Main	Den	12'2 x 7'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	14'2 x 9'8			x	
Suite:		Main	Foyer	8'1 x 7'7			x	
Basement:None		Above	Primary Bedroom	17'8 x 14'4			x	
		Above	Walk-In Closet	6'10 x 6'7			x	
		Above	Bedroom	13'11 x 12'7			x	
		Above	Walk-In Closet	5'11 x 4'7			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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.

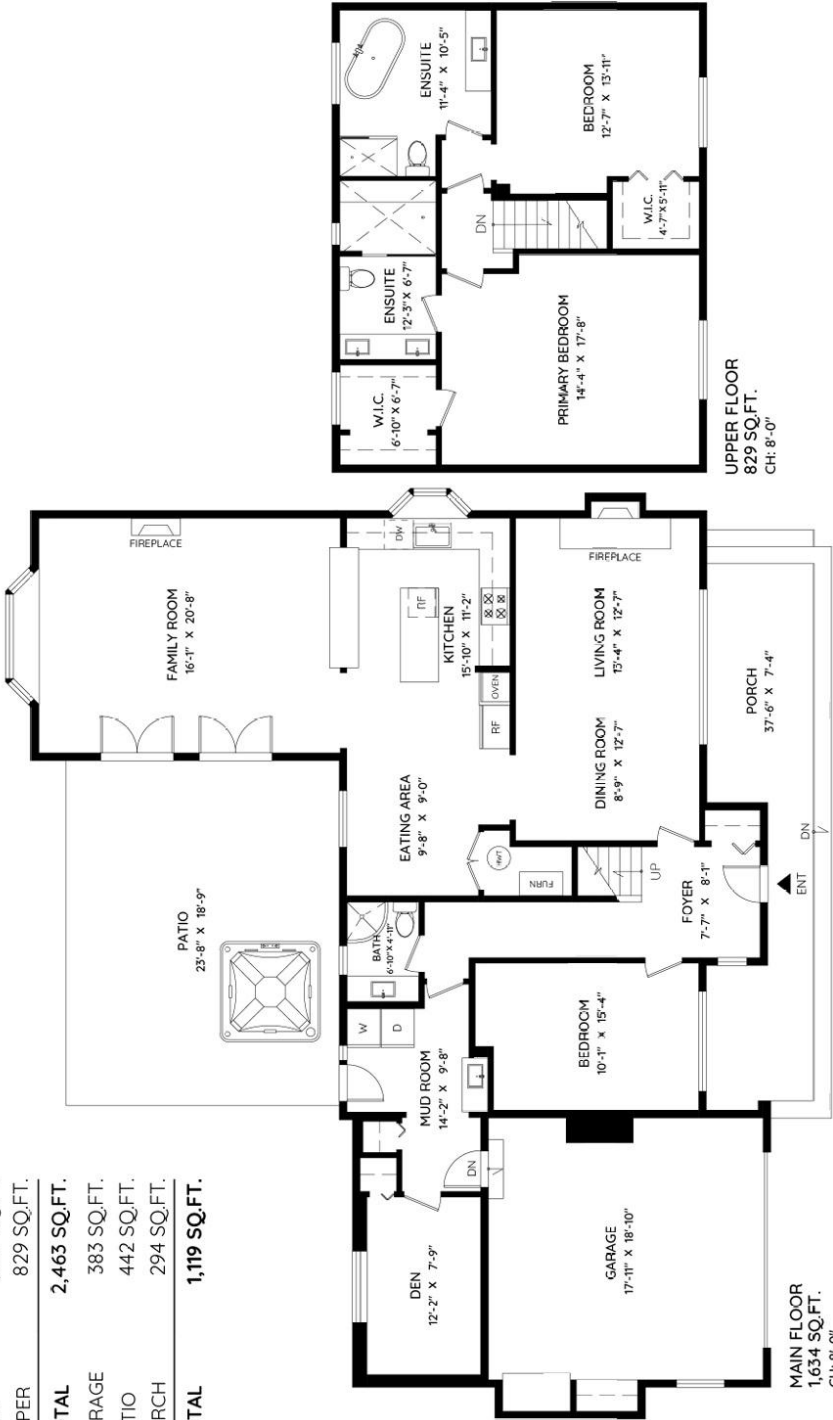


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WEST VANCOUVER, BC

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 approximate, within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction. ESDI insured.

keyplan



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