



5741 Seaview Road Offered at \$5,498,000



Situated steps from the water at Eagle Harbour Park is this gorgeous 5,159 sq. ft., 4 bedroom, 6 bathroom home. Enjoy the spectacular views from almost every room, huge decks and a level driveway with 3 car garage. Features of this gorgeous home include recently replaced wide plank hardwood floors, fresh paint throughout, radiant and forced air heating with roughed in air-conditioning. All situated on a level 13,840 sq. ft. property in an amazing location to raise the family. You will love afternoons on your patio looking over the beach and sailboats in the Marina.



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

Active
R2975428
 Board: V
 House/Single Family

5741 SEAVIEW ROAD
 West Vancouver
 Eagle Harbour
 V7W 1P9

Residential Detached
\$5,498,000 (LP) 
 (SP) 



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet): **175.70**
 Frontage(metres): **53.55**
 Depth / Size: **90 IRR**
 Lot Area (sq.ft.): **13,840.00**
 Lot Area (acres): **0.32**
 Flood Plain:
 View: **Yes: close in water views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

If new, GST/HST inc?:
 Bedrooms: **4**
 Bathrooms: **6**
 Full Baths: **5**
 Half Baths: **1**
 Rear Yard Exp: **Northwest**
 P.I.D.: **010-766-618**

Original Price: **\$5,498,000**
 Approx. Year Built: **1999**
 Age: **26**
 Zoning: **RS4**
 Gross Taxes: **\$33,811.09**
 For Tax Year: **2023**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, 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: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 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, Tile, Wall/Wall/Mixed**

Legal: **LOT 9, BLOCK 6&A, PLAN VAP7217, DISTRICT LOT 772, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,042	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,274	Main	Living Room	25'3 x 13'8	Above	Bedroom	11'6 x 10'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'11 x 14'7	Below	Games Room	29'1 x 19'7	Main 2
Finished Floor (Below):	1,843	Main	Kitchen	14'1 x 10'10	Below	Bar Room	14'1 x 11'7	Above 5
Finished Floor (Basement):	0	Main	Eating Area	14'1 x 10'3	Below	Media Room	18'6 x 13'6	Above 4
Finished Floor (Total):	5,159 sq. ft.	Main	Family Room	19'11 x 18'5	Below	Bedroom	14'1 x 11'9	Above 3
Unfinished Floor:	0	Main	Den	10'5 x 6'6	Below	Storage	8'5 x 6'6	Below 4
Grand Total:	5,159 sq. ft.	Main	Laundry	9'5 x 7'6	Below	Storage	7'9 x 6'6	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	7'6 x 6'1	Below	Storage	6'4 x 6'0	
Suite:		Main	Storage	6'5 x 5'0	Below	Utility	6'9 x 6'0	
Basement: None		Above	Foyer	18'6 x 10'10			x	
		Above	Primary Bedroom	21'1 x 14'9			x	
		Above	Walk-In Closet	10'5 x 9'11			x	
		Above	Bedroom	12'9 x 9'11			x	

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **22**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: Maint. Fee:

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.



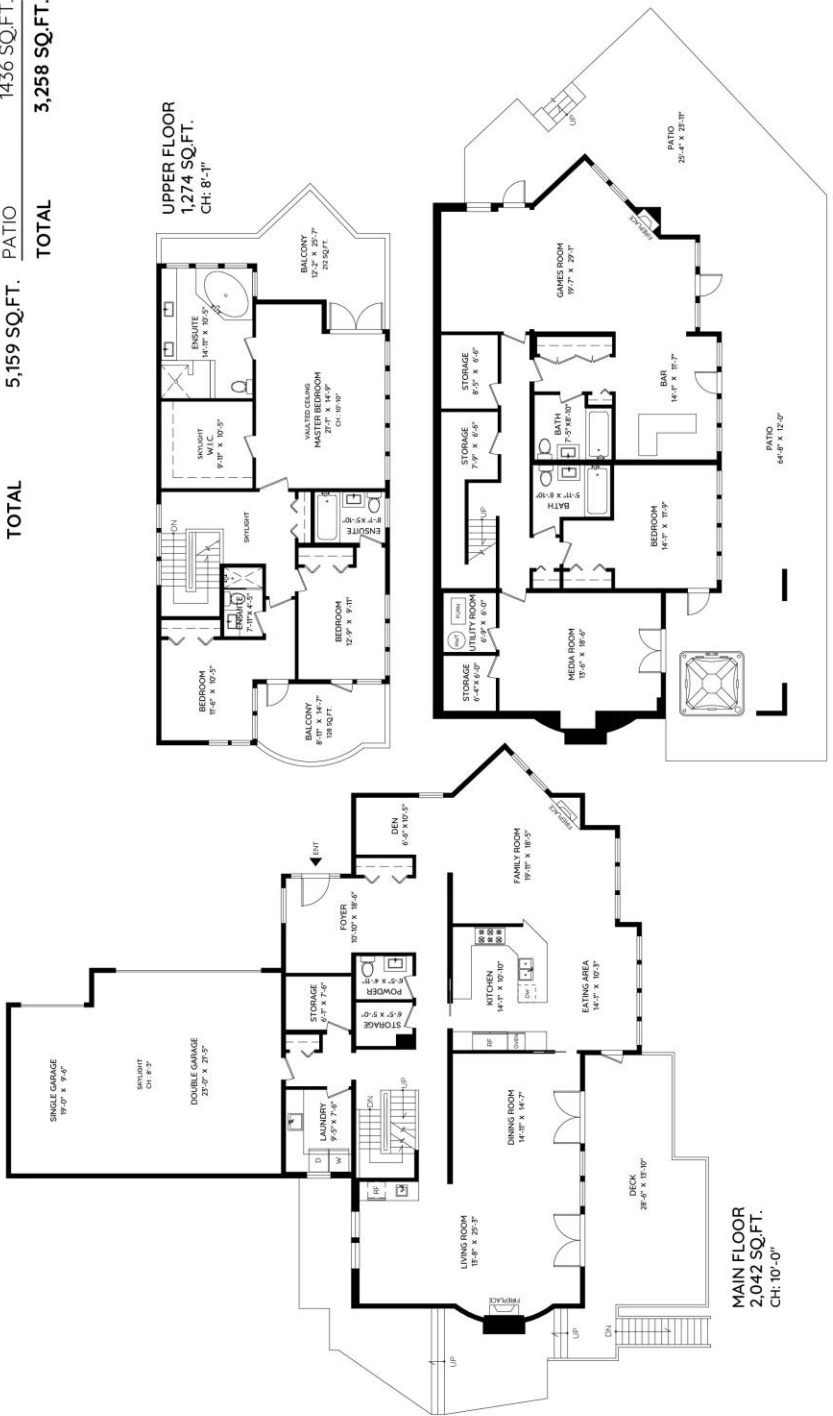
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BRG

5741 SEAVIEW ROAD
WEST VANCOUVER, BC

MAIN	2,042 SQ.FT.	GARAGE	719 SQ.FT.
UPPER	1,274 SQ.FT.	DECK	763 SQ.FT.
LOWER	1,843 SQ.FT.	BALCONY	340 SQ.FT.
TOTAL	5,159 SQ.FT.	PATIO	1436 SQ.FT.
		TOTAL	3,258 SQ.FT.



0ft 3ft 5ft 10ft

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. E&O Insured.



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