



## #10 – 5130 Ashfeild Road Offered at \$2,990,000

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.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R3006863**  
 Board: V  
 Townhouse

**10 5130 ASHFEILD ROAD**

West Vancouver  
 Upper Caulfeild  
 V7W 2X5

Residential Attached

**\$2,990,000** (LP)(SP) **M**

Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$2,990,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1996**  
 Frontage(feet): \_\_\_\_\_ Bathrooms: **3** Age: **29**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **RS10**  
 Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$7,523.83**  
 Sq. Footage: **0.00** For Tax Year: **2025**  
 Flood Plain: \_\_\_\_\_ P.I.D.: **023-350-857** Tax Inc. Utilities?: \_\_\_\_\_  
 View: **Yes :city, water & mountain views** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **Edenshaw**  
 First Nation \_\_\_\_\_  
 Services Connctd: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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?: \_\_\_\_\_

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: \_\_\_\_\_ # of Pets: **2**

Cats: **Yes** Dogs: **Yes**

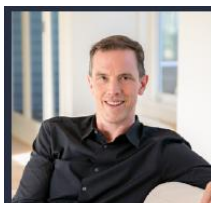
Suite: \_\_\_\_\_  
 Basement: **None**  
 Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **13**

# or % of Rentals Allowed: \_\_\_\_\_  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details: **Minimum 30 day rental**

| 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    |       |             |          |

Listing Broker(s): **Bellevue Realty Group**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.



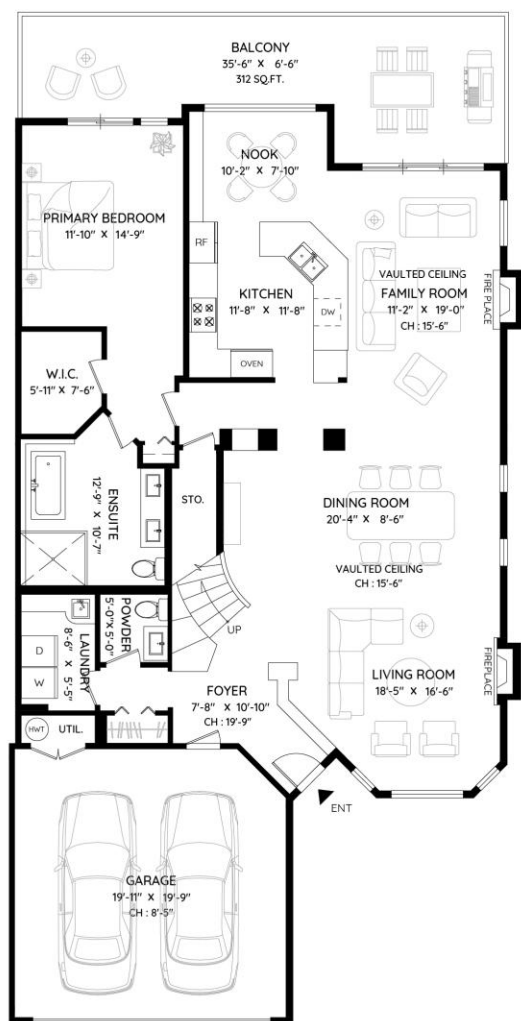
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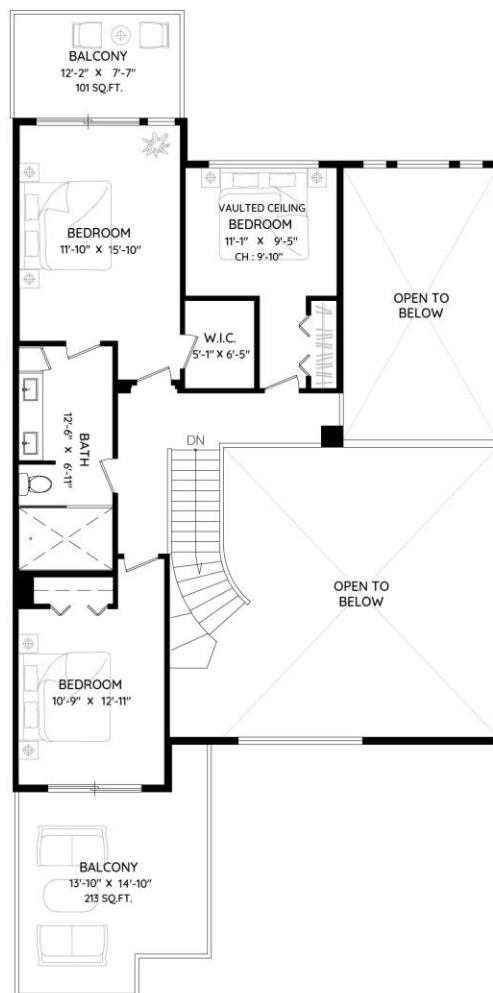
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## 10 - 5130 ASHFEILD ROAD WEST VANCOUVER, BC

|       |              |         |              |
|-------|--------------|---------|--------------|
| 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. |



MAIN FLOOR  
1,687 SQ.FT.  
CH: 9'-0"



UPPER FLOOR  
910 SQ.FT.  
CH: 8'-0"



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. E&O insured.

keyplan



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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



**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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