



## 4710 Piccadilly South Offered at \$5,885,000

This extraordinary residence sits on a sun-soaked 23,000 sq. ft. estate in the prestigious enclave of Olde Caulfeild — an exclusive waterfront community offering beaches and a charming country atmosphere. Completely reimagined, this 5,790 sq. ft. masterpiece features air conditioning, 5 bedrooms, 7 bathrooms, and an expansive chef's kitchen designed for culinary excellence. The level property boasts a stunning swimming pool, multiple decks, and elegant patios perfect for entertaining. A rare opportunity to own a truly exceptional home in one of West Vancouver's most sought-after neighbourhoods.



**ERIC CHRISTIANSEN**  
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**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2996791**  
 Board: V  
 House/Single Family

**4710 PICCADILLY SOUTH**

West Vancouver  
 Olde Caulfeild  
 V7W 1E4

Residential Detached

**\$5,885,000** (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$5,885,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2014**  
 Frontage(feet): **180.81** Bathrooms: **7** Age: **11**  
 Frontage(metres): **55.11** Full Baths: **5** Zoning: **RS3**  
 Depth / Size: **153 IRR** Half Baths: **2** Gross Taxes: **\$20,353.26**  
 Lot Area (sq.ft.): **23,086.00** Rear Yard Exp: **Southeast** For Tax Year: **2024**  
 Lot Area (acres): **0.53** P.I.D.: **011-161-361** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: beautiful ocean views**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Wood**  
 Foundation: **Concrete Perimeter**

Renovations: **Substantially Rebuilt**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

Reno. Year: **2014**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Double, Garage; Single**  
 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: **:**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT B, BLOCK 2, PLAN VAP5432, DISTRICT LOT 811, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN RP5933, OF LOT 12**

Amenities: **Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Finished Floor (Main):	1,919	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,446	Main	Living Room	28'3 x 17'7	Below	Recreation Room	16'0 x 12'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'6 x 10'10	Below	Games Room	18'6 x 12'7	Main 2
Finished Floor (Below):	2,130	Main	Kitchen	21'4 x 14'9	Below	Bar Room	12'6 x 7'1	Above 6
Finished Floor (Basement):	0	Main	Wok Kitchen	9'6 x 6'5	Below	Wine Room	12'6 x 4'3	Above 4
Finished Floor (Total):	5,495sq. ft.	Main	Eating Area	13'10 x 12'10	Below	Bedroom	16'4 x 11'10	Above 3
Unfinished Floor:	0	Main	Office	11'11 x 10'8	Below	Bedroom	14'9 x 12'5	Below 2
Grand Total:	5,495sq. ft.	Main	Mud Room	10'5 x 5'6	Below	Den	21'3 x 14'3	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	5'0 x 4'11	Below	Utility	13'8 x 3'3	Below 4
Suite:		Main	Foyer	14'11 x 9'2	Below	Laundry	10'9 x 10'2	
Basement:None		Above	Primary Bedroom	19'8 x 19'0			x	
		Above	Walk-In Closet	17'8 x 9'11			x	
		Above	Bedroom	13'3 x 10'9			x	
		Above	Bedroom	10'11 x 10'8			x	

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **2** # of Rooms: **22**

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

Listing Broker(s): **Bellevue Realty Group****Engel & Volkers Vancouver**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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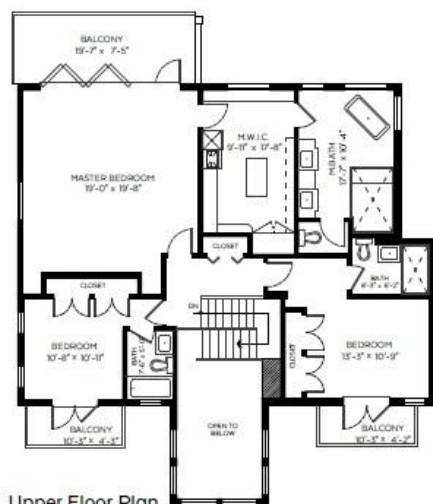


4710 South Piccadilly Road,  
West Vancouver, B.C.

Main Floor:	1,919 sq.ft.
Upper Floor:	1,446 sq.ft.
Lower Floor:	2,130 sq.ft.
<b>Total:</b>	<b>5,495 sq.ft.</b>

#### Auxiliary Area

Garage:	799 sq.ft.
Decks:	1,603 sq.ft.
Balconies:	252 sq.ft.
Open to Below:	157 sq.ft.



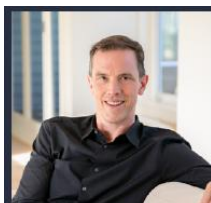
**Upper Floor Plan**  
Floor Area: 1,446 sq.ft.



**Lower Floor Plan**  
Floor Area: 2,130 sq.ft.  
Ceiling Height: 8'-10"



**Main Floor Plan**  
Floor Area: 1,919 sq.ft.  
Ceiling Height: 8'-11"



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4710 South Piccadilly Road  
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Main Floor: 1,919 sq.ft.

#### Auxiliary Area

Decks: 1,603 sq.ft.  
Garage: 243 sq.ft.



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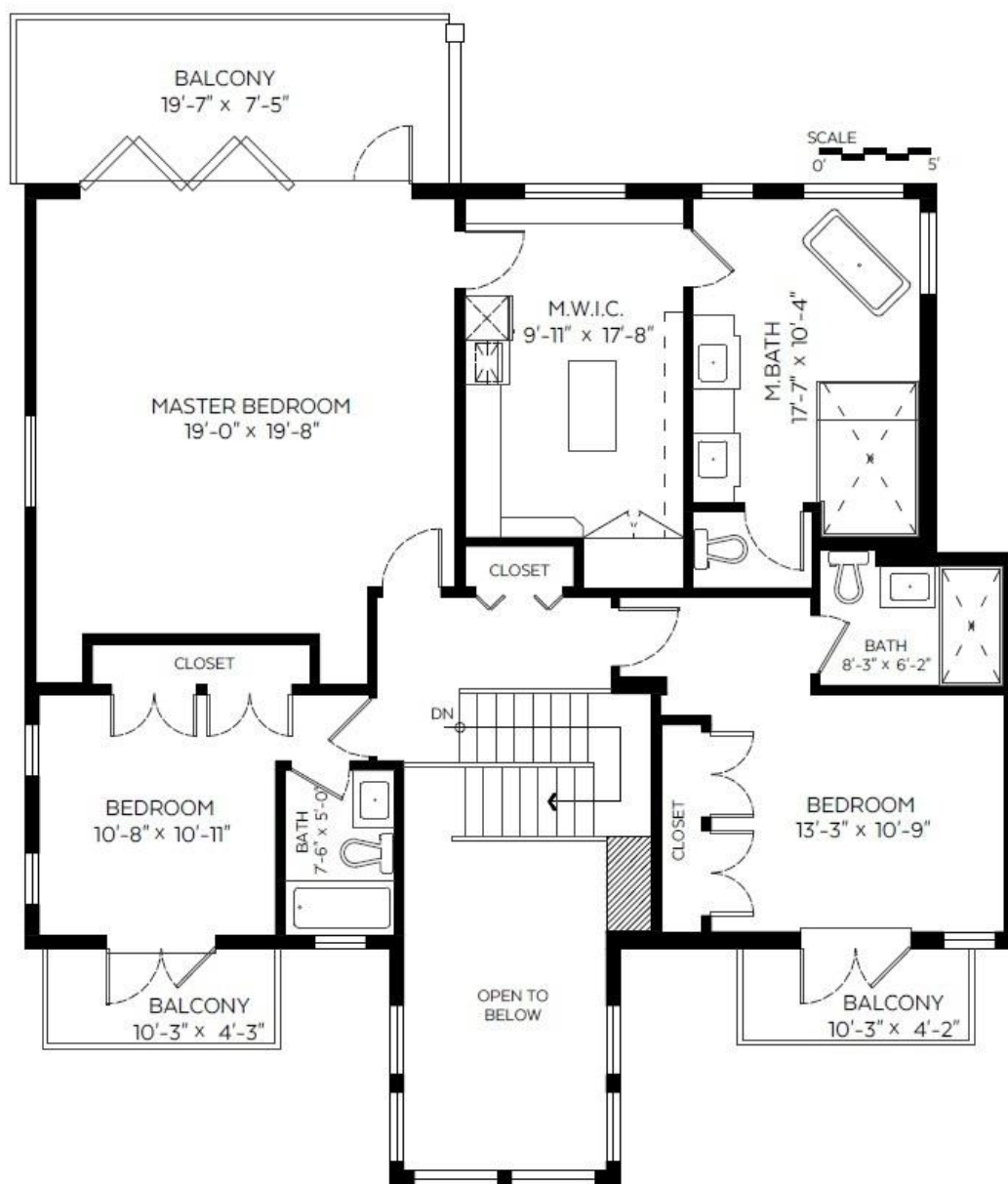
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4710 South Piccadilly Road  
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Upper Floor: 1,446 sq.ft.

#### Auxiliary Area

Balconies: 252 sq.ft.  
Open to Below: 157 sq.ft.



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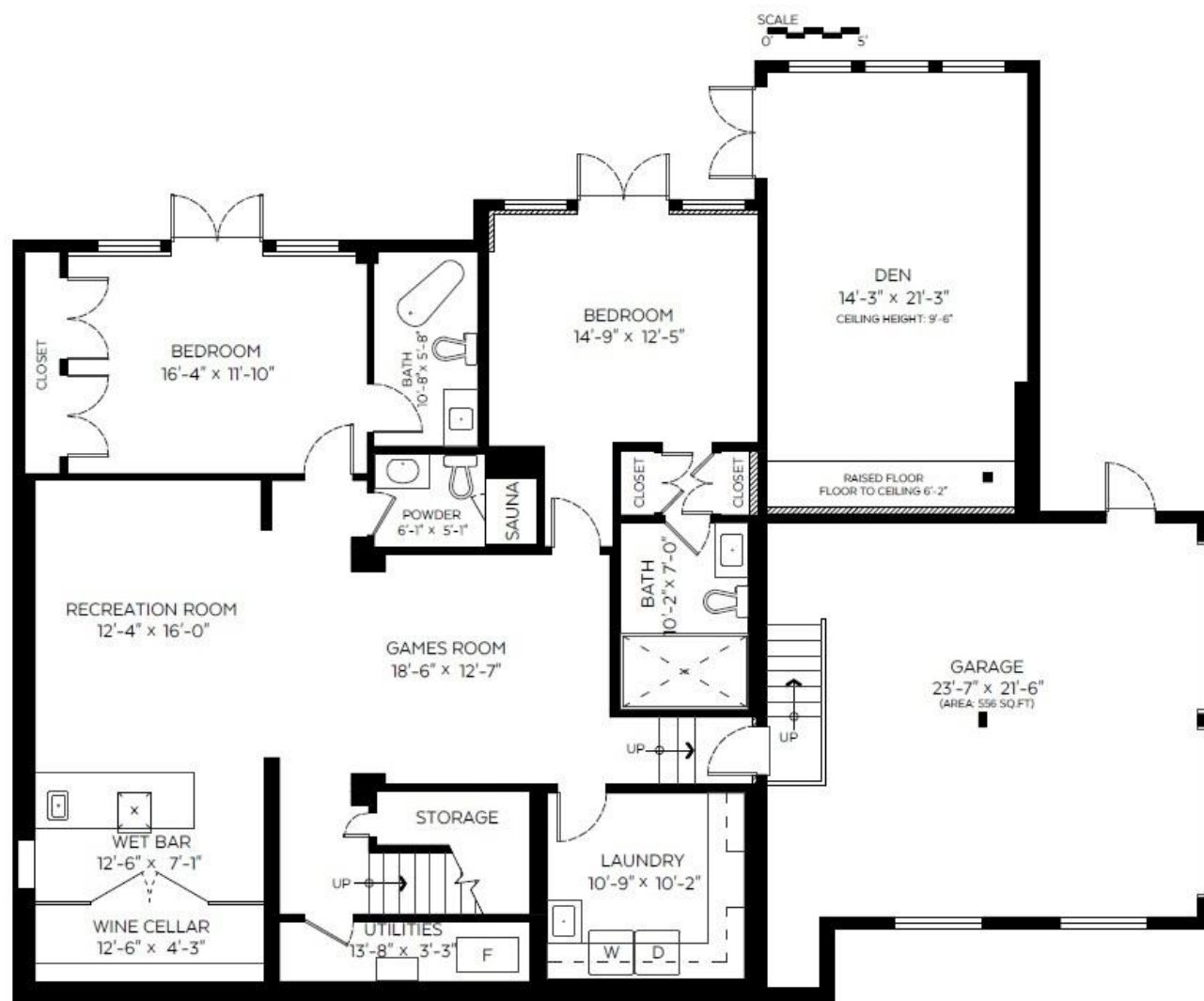
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4710 South Piccadilly Road  
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Lower Floor: 2,130 sq.ft.

Auxiliary Area

Garage: 556 sq.ft.



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