



## 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**  
eric@ericchristiansen.com

**604-312-9999**

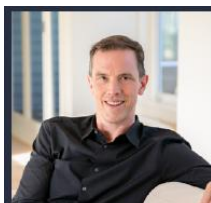
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



<b>Active</b> <b>R2996791</b> Board: V House/Single Family		<b>4710 PICCADILLY SOUTH</b> West Vancouver Olde Caulfeild V7W 1E4		Residential Detached <b>\$5,885,000</b> (LP) (SP) <b>M</b>																																																																																																			
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: <b>\$5,885,000</b> Meas. Type: <b>Feet</b> Bedrooms: <b>5</b> Approx. Year Built: <b>2014</b> Frontage(feet): <b>180.81</b> Bathrooms: <b>7</b> Age: <b>11</b> Frontage(metres): <b>55.11</b> Full Baths: <b>5</b> Zoning: <b>RS3</b> Depth / Size: <b>153 IRR</b> Half Baths: <b>2</b> Gross Taxes: <b>\$20,855.75</b> Lot Area (sq.ft.): <b>23,086.00</b> Rear Yard Exp: <b>Southeast</b> For Tax Year: <b>2025</b> Lot Area (acres): <b>0.53</b> P.I.D.: <b>011-161-361</b> Tax Inc. Utilities?: _____ Flood Plain: _____ Tour: <b>Virtual Tour URL</b> View: <b>Yes: beautiful ocean views</b> Complex/Subdiv: _____ First Nation Reserve: _____ Services Connected: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>																																																																																																					
		Style of Home: <b>2 Storey w/Bsmt.</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stone, Wood</b> Foundation: <b>Concrete Perimeter</b> Renovations: <b>Substantially Rebuilt</b> # of Fireplaces: <b>2</b> R.I. Fireplaces: _____ Fireplace Fuel: <b>Electric, Natural Gas</b> Fuel/Heating: <b>Forced Air, Natural Gas</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Wood</b>																																																																																																					
		Total Parking: <b>7</b> Covered Parking: <b>3</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double, Garage; Single</b> Driveway Finish: <b>Paving Stone</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year: _____ Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: _____ Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>																																																																																																					
		Legal: <b>LOT B, BLOCK 2, PLAN VAP5432, DISTRICT LOT 811, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN RP5933, OF LOT 12</b>																																																																																																					
		Amenities: <b>Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub</b> Site Influences: <b>Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b> Features: <b>Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool</b>																																																																																																					
Finished Floor (Main): <b>1,919</b> Finished Floor (Above): <b>1,446</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>2,130</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>5,495 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>5,495 sq. ft.</b> Flr Area (Det'd 2nd Res): _____ sq. ft.		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>28'3 x 17'7</td> <td>Below</td> <td>Recreation Room</td> <td>16'0 x 12'4</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>18'6 x 10'10</td> <td>Below</td> <td>Games Room</td> <td>18'6 x 12'7</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>21'4 x 14'9</td> <td>Below</td> <td>Bar Room</td> <td>12'6 x 7'1</td> <td>Above 6</td> </tr> <tr> <td>Main</td> <td>Wok Kitchen</td> <td>9'6 x 6'5</td> <td>Below</td> <td>Wine Room</td> <td>12'6 x 4'3</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>13'10 x 12'10</td> <td>Below</td> <td>Bedroom</td> <td>16'4 x 11'10</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Office</td> <td>11'11 x 10'8</td> <td>Below</td> <td>Bedroom</td> <td>14'9 x 12'5</td> <td>Below 2</td> </tr> <tr> <td>Main</td> <td>Mud Room</td> <td>10'5 x 5'6</td> <td>Below</td> <td>Den</td> <td>21'3 x 14'3</td> <td>Below 4</td> </tr> <tr> <td>Main</td> <td>Den</td> <td>5'0 x 4'11</td> <td>Below</td> <td>Utility</td> <td>13'8 x 3'3</td> <td>Below 4</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>14'11 x 9'2</td> <td>Below</td> <td>Laundry</td> <td>10'9 x 10'2</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>19'8 x 19'0</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>17'8 x 9'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>13'3 x 10'9</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10'11 x 10'8</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	28'3 x 17'7	Below	Recreation Room	16'0 x 12'4	Floor #Pcs	Main	Dining Room	18'6 x 10'10	Below	Games Room	18'6 x 12'7	Main 2	Main	Kitchen	21'4 x 14'9	Below	Bar Room	12'6 x 7'1	Above 6	Main	Wok Kitchen	9'6 x 6'5	Below	Wine Room	12'6 x 4'3	Above 4	Main	Eating Area	13'10 x 12'10	Below	Bedroom	16'4 x 11'10	Above 3	Main	Office	11'11 x 10'8	Below	Bedroom	14'9 x 12'5	Below 2	Main	Mud Room	10'5 x 5'6	Below	Den	21'3 x 14'3	Below 4	Main	Den	5'0 x 4'11	Below	Utility	13'8 x 3'3	Below 4	Main	Foyer	14'11 x 9'2	Below	Laundry	10'9 x 10'2		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	
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Suite: _____ Basement: <b>None</b> Crawl/Bsmt. Height: _____ # of Levels: <b>3</b> # of Kitchens: <b>2</b> # of Rooms: <b>22</b>		Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____ MHR#: _____ CSA/BCE: _____ Maint. Fee: _____ ByLaw Restrictions: _____																																																																																																					
Listing Broker(s): <b>Bellevue Realty Group</b>		<b>Engel &amp; Volkers Vancouver</b>																																																																																																					

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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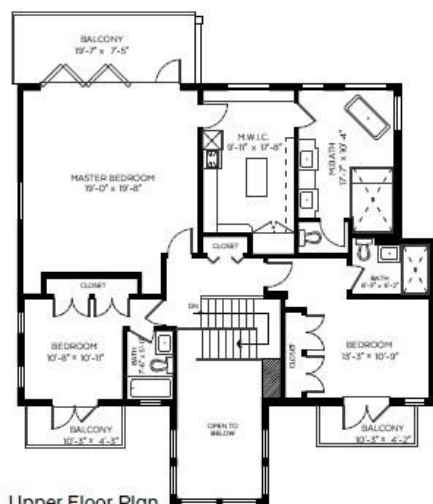
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 2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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.



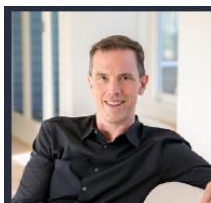
**Upper Floor Plan**  
Floor Area: 1,446 sq.ft.



**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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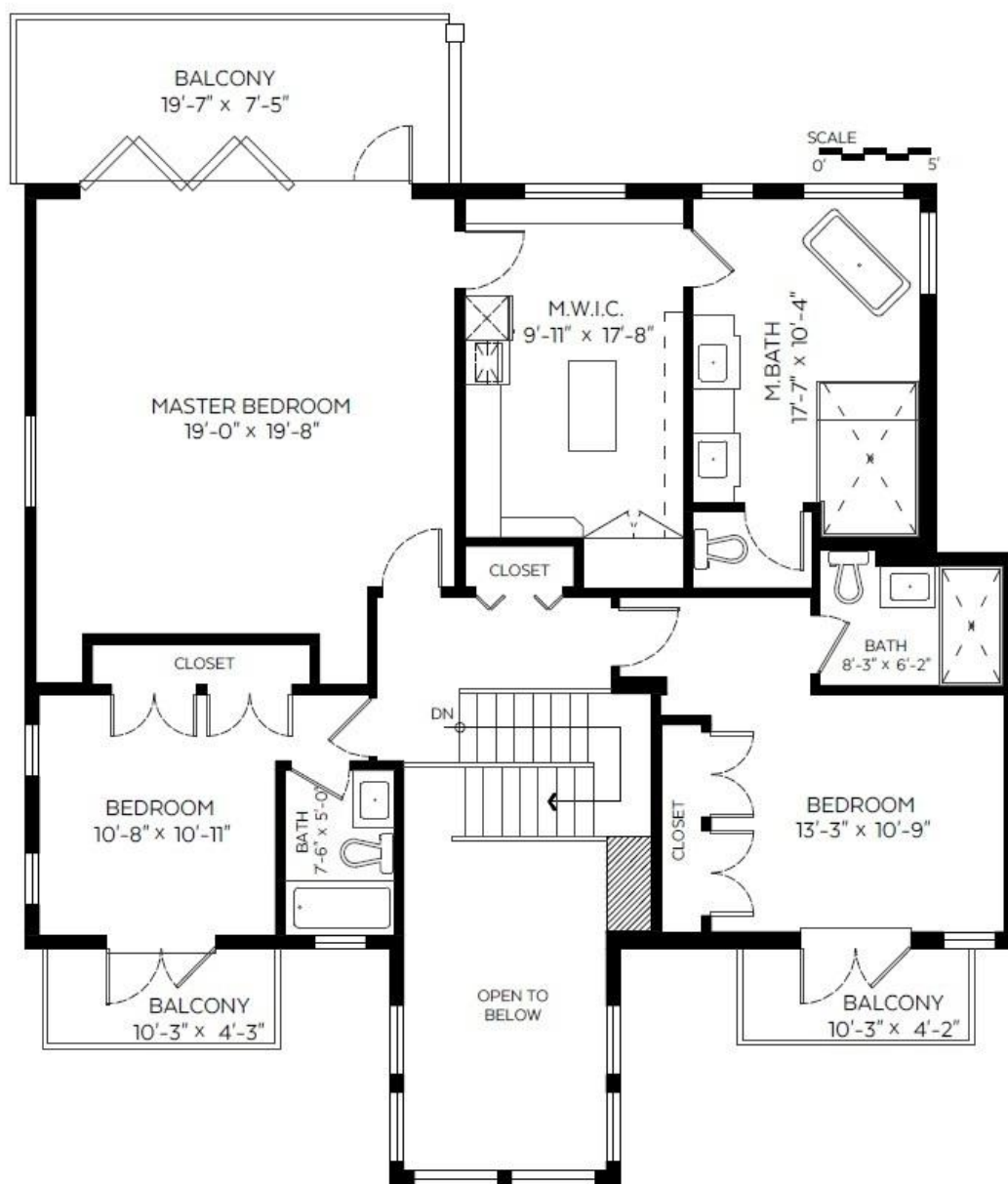


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Upper Floor: 1,446 sq.ft.

#### Auxiliary Area

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



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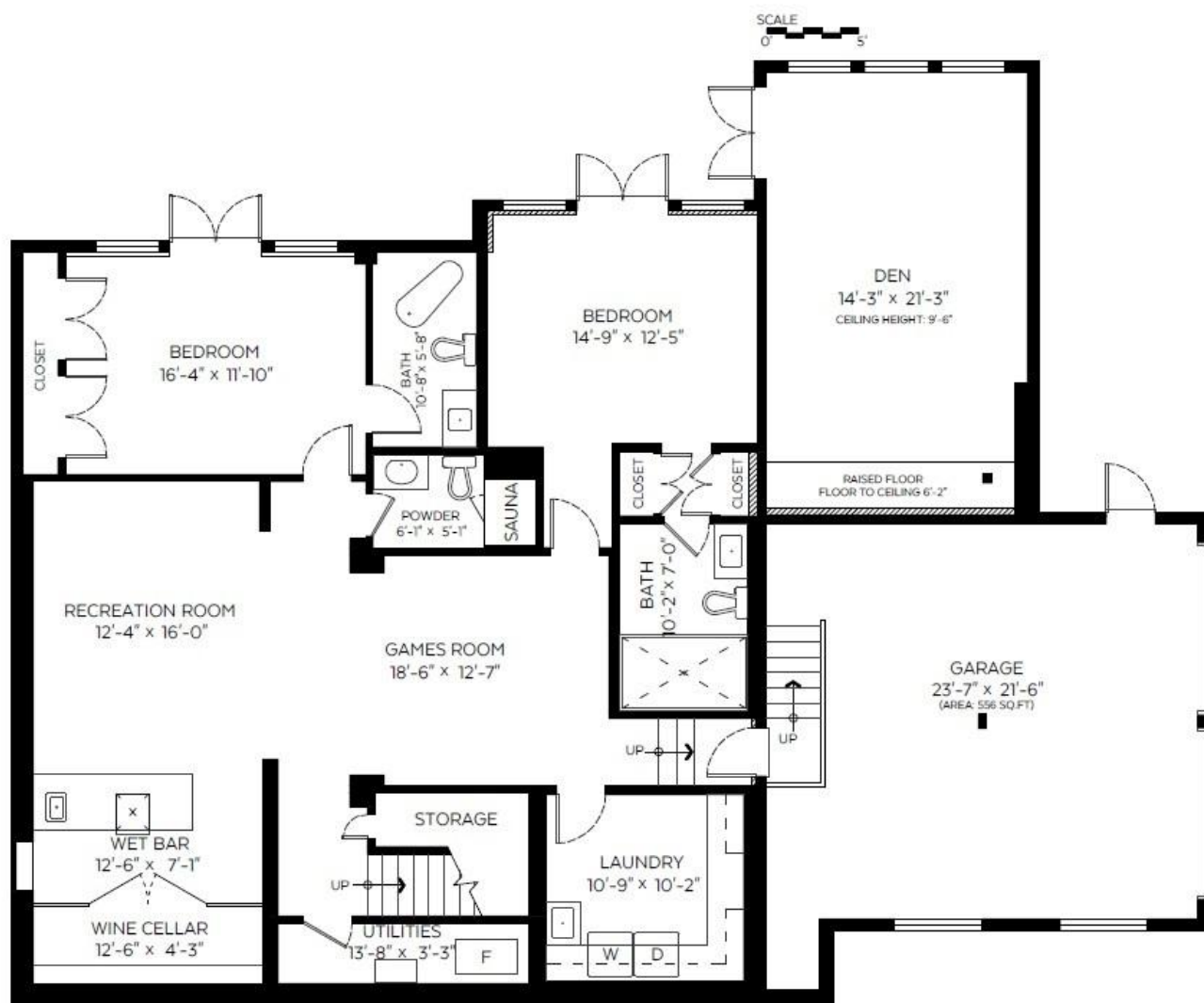
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4710 South Piccadilly Road  
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Lower Floor: 2,130 sq.ft.

Auxiliary Area

Garage: 556 sq.ft.



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