



5437 Keith Road Offered at \$2,398,000



This beautiful side split is situated on a completely private 14,810 sq.ft. property with 291.60 ft of frontage. Enjoy the park-like setting from this 2,185 sq. ft. home with 3 bedrooms and 2 bathrooms. Beautifully renovated in 2016 with a luxurious kitchen, hardwood floors, and too much more to list. The feature living/dining room space is incredible with vaulted ceilings and a huge glass wall. Enjoy entertaining on the huge northwest facing rear patio.



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

Active R2986931 Board: V House with Acreage		5437 KEITH ROAD West Vancouver Caulfeild V7W 2N3		Residential Detached \$2,398,000 (LP) (SP) 	
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,398,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1966
Frontage(feet): 291.60	Bathrooms: 2	Age: 59
Frontage(metres): 88.88	Full Baths: 2	Zoning: RS10
Depth / Size: 69.85	Half Baths: 0	Gross Taxes: \$5,854.07
Lot Area (sq.ft.): 14,810.00	Rear Yard Exp: Northwest	For Tax Year: 2024
Lot Area (acres): 0.34	P.I.D.: 011-057-785	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: Yes		
# of Fireplaces: 2	Fixtures Leased: No :		
R.I. Fireplaces:			
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Hardwood, Wall/Wall/Mixed		
Type of Roof: Asphalt			

Legal: **LOT 1, BLOCK L, PLAN VAP5863, DISTRICT LOT 879, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 3**

Amenities: **Garden**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Clothes Washer/Dryer, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	1,337	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'10 x 15'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'10 x 10'9			x	Main 4
Finished Floor (Below):	848	Main	Kitchen	16'3 x 10'4			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	14'0 x 12'5			x	
Finished Floor (Total):	2,185 sq. ft.	Main	Bedroom	15'5 x 9'0			x	
Unfinished Floor:	0	Below	Family Room	16'8 x 14'6			x	
Grand Total:	2,185 sq. ft.	Below	Bedroom	11'10 x 10'4			x	
		Below	Storage	21'4 x 5'2			x	
				x			x	
				x			x	
				x			x	
				x			x	

Flr Area (Det'd 2nd Res): **sq. ft.**

Suite: **None**

Basement: **None**

Crawl/Bsmt. Height: **# of Levels: 2**

of Kitchens: **1** **# of Rooms: 8**

Manuf Type: **Registered in MHR?:**

MHR#: **CSA/BCE:**

ByLaw Restrictions:

PAD Rental: **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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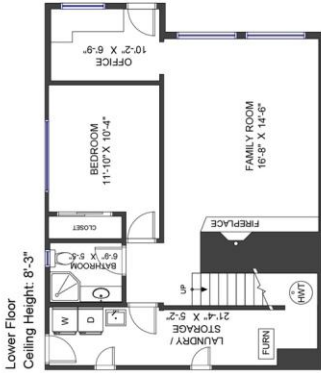
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5437 Keith Road
West Vancouver, BC

LIVING AREA	2,185 SF
MAIN FLOOR	1,337 SF
LOWER FLOOR	848 SF
AUXILIARY AREA	1,476 SF
DECK	878 SF
GARAGE	440 SF
STORAGE	158 SF



Valid Until: April 4th, 2026

All dimensions are approximate and not suitable for architectural construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%. E&O insured. Total square footage might be kept consistent with state plan. It might include unfinished area. We have no guarantee or warranty of the square footage. Area is calculated per ANSI Z390.2003 method.

Uplan.ca



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5437 Keith Road – Features and Updates

Property Features:

Location & Privacy:

- Situated in a private, tranquil setting within an old-growth forest, offering total seclusion and natural beauty.
- Located on a private dead-end street, ensuring peace and quiet.
- Access to an extensive municipal nature trail at the end of the street, ideal for hikers and families, linking Caufield to Eagle Harbour through the forest.

Waterfront Access:

- A short 8-10 minute walk to Kew Beach, a secluded and peaceful waterfront destination.

Potential for Additional Development:

- Property frontage and square footage suitable for the addition of a coach house, in line with West Vancouver bylaws.

Interior Features:

Upgraded Flooring:

- New white oak wide-plank hardwood floors throughout the main floor, offering a modern, clean look (2016)

Renovations:

- Recent kitchen renovation with high-end appliances, professionally designed and installed by Coordinated Kitchen & Bath (completed in 2015-16).
- Second bathroom renovation, also completed by Coordinated Kitchen & Bath.

Home Office:

- Dedicated home office with a separate entry, ideal for client meetings or a professional workspace.

Additional Room:

- A separate room with a large window, off the double garage, perfect for an artist studio, workshop, or other creative uses.

Outdoor Features:

Expansive Patio:

- Very large two-level patio, perfect for hosting large parties or entertaining guests, with ample space for gatherings and outdoor activities.



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