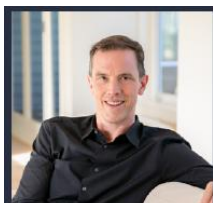


4710 Caulfeild Drive Offered at \$4,298,000



This custom-built home blends elegance and comfort with a thoughtfully designed 2 level layout. The main floor features 2,219 sq. ft. of open concept living flowing to a private, park-like patio and creekside yard. The stunning primary suite includes a luxurious ensuite, sitting area, and walk-in closet. Upstairs offers 4 bedrooms, a media room with balcony, library/office with fireplace, and gym. This is the ideal home for a growing family. Nestled on a 13,940 sq. ft. lot in the heart of Caulfeild, just steps to Caulfeild Elementary, Rockridge Secondary and Caulfeild Village shopping.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

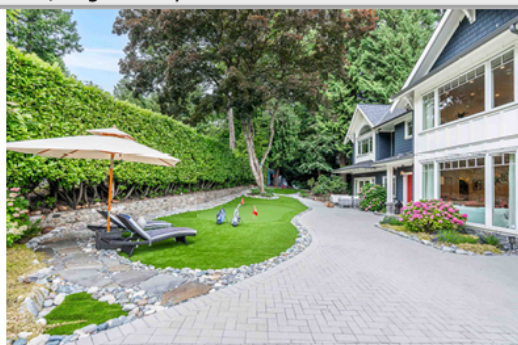
604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3025916
 Board: V
 House/Single Family

4710 CAULFEILD DRIVE

West Vancouver
 Caulfeild
 V7W 1G2

Residential Detached

\$4,298,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$4,298,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
 Frontage(feet): **172.41** Bathrooms: **4** Age: **9**
 Frontage(metres): **52.55** Full Baths: **3** Zoning: **RS10**
 Depth / Size: **180.64 IRR** Half Baths: **1** Gross Taxes: **\$11,904.66**
 Lot Area (sq.ft.): **13,940.00** Rear Yard Exp: **East** For Tax Year: **2025**
 Lot Area (acres): **0.32** P.I.D.: **009-179-968** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **5** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Driveway Finish:
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Floor Finish: **Hardwood**

Legal: **LOT B, BLOCK 29, PLAN VAP11041, DISTRICT LOT 887, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Swirlpool/Hot Tub**

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

Finished Floor (Main):	2,219	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,934	Main	Living Room	18'2 x 14'9	Above	Walk-In Closet	5'6 x 3'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'4 x 15'8	Above	Bedroom	12'2 x 12'1	Main	2
Finished Floor (Below):	0	Main	Kitchen	17'1 x 14'0	Above	Bedroom	12'11 x 11'9	Main	5
Finished Floor (Basement):	0	Main	Family Room	18'1 x 10'8	Above	Gym	10'7 x 8'2	Above	4
Finished Floor (Total):	4,153sq. ft.	Main	Primary Bedroom	25'8 x 16'3			x	Above	3
Unfinished Floor:	0	Main	Walk-In Closet	8'2 x 7'11			x		
Grand Total:	4,153sq. ft.	Main	Laundry	13'6 x 9'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	8'8 x 4'11			x		
Suite:		Above	Recreation Room	18'1 x 14'9			x		
Basement:None		Above	Media Room	15'3 x 14'2			x		
		Above	Bedroom	13'0 x 11'9			x		
		Above	Walk-In Closet	5'4 x 3'11			x		
		Above	Bedroom	12'6 x 11'3			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

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.



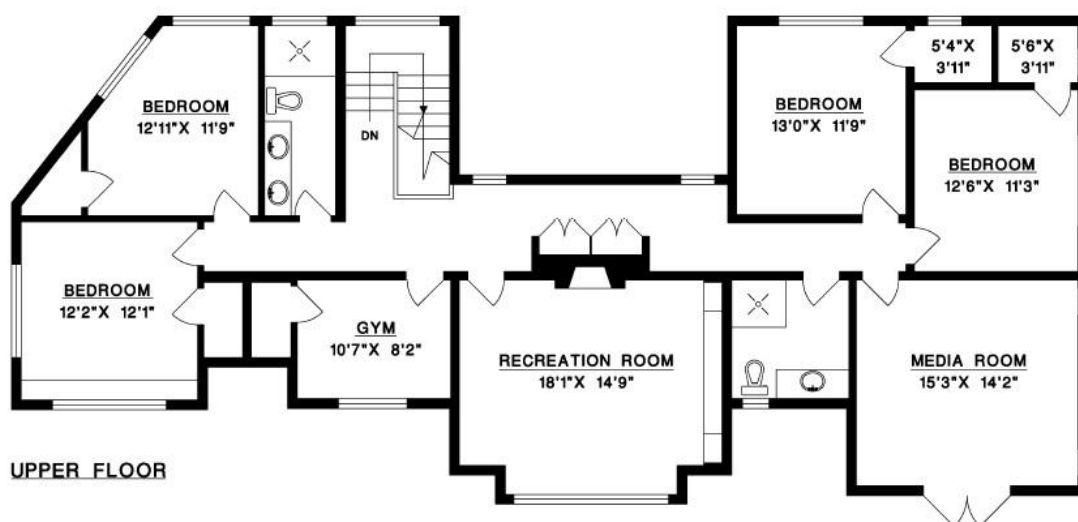
ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

4710 CAULFEILD DRIVE
WEST VANCOUVER

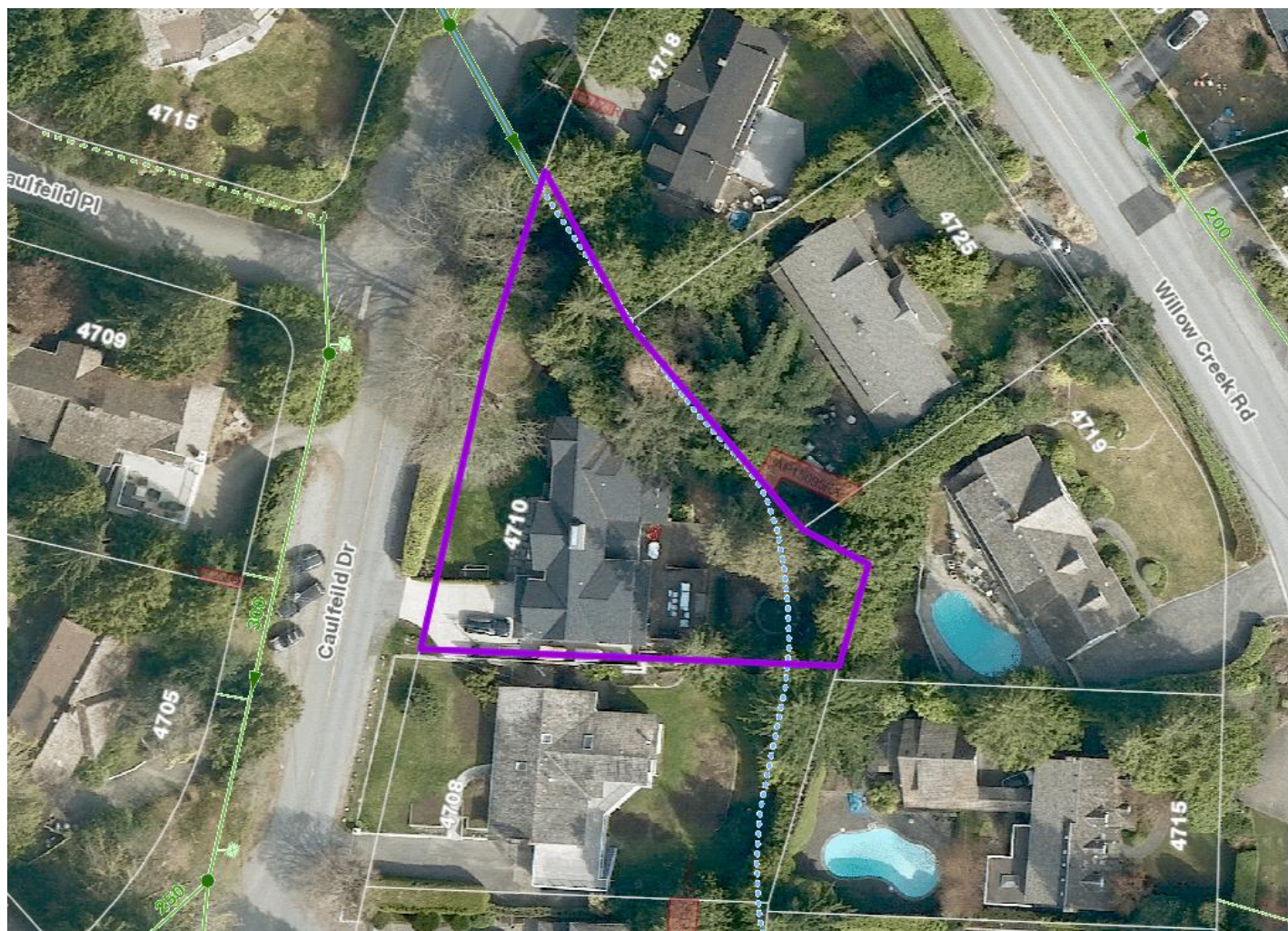
MAIN FLOOR	2,219 SQ.FT.
UPPER FLOOR	1,934 SQ.FT.
TOTAL	4,153 SQ.FT.
GARAGE	336 SQ.FT.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1