BELLEYUE Realty Group[®]



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.

604-312-9999



ERIC CHRISTIANSEN

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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BZG

BELLEYUE Realty Group®

			4710 CAU	LFEILD DRI	VE		Residential	Detached
R3025916				Vancouver			\$4,298,	000 (LP)
3oard: V 1ouse/Single Family			-	aulfeild 7W 1G2				(SP) M
		27 N		/// 102	16	CT/UCT in -2:	Original Drives	
Carlos Martin Co			Sold Date:	Fact		SST/HST inc?:	Original Price:	
		Cash a	Meas. Type:	Feet	Bedroom		Approx. Year Bu	
			Frontage(feet):		Bathroon Full Bath		Age:	9 RS10
Care and a second			Frontage(metre Depth / Size:	180.64 IRR			Zoning: Gross Taxes:	
A State of the second sec			Lot Area (sq.ft.)			rd Exp: East	For Tax Year:	\$11,904 2025
Same and a second			Lot Area (acres)		P.I.D.:	009-179-968	Tax Inc. Utilities	
		Soldier and	Flood Plain:	,			Tour: Virtual	
	1. California		View:	No :				
			Complex/Subdiv	v:				
2 m 1 1 1 1 1 1	THE THE		First Nation Res					
			Services Connect Sewer Type:	ed: Electricity	, Natural Ga Wate	r Supply: City/Mun i	icinal	
hde of Homes 3 Storm			Jewer Type.	Total Darkings F			-	
Style of Home: 2 Storey Construction: Frame - Wood				Total Parking: 5 Parking: Garage	Covered Pa : Single	arking: I Parking	Access: Front	
xterior: Wood				Driveway Finish:	. 2			
oundation: Concrete Perin	meter			Dist. to Public Tra Title to Land: F			to School Bus: Nea	
enovations:			Reno. Year:	Property Disc.: Y		Strata	Land Lease Ex	piry rear:
t of Fireplaces: 5 R.I. Firep	laces:			Fixtures Leased:	io :			
ireplace Fuel: Natural Gas	tural Cas. Bas		Metered Water:	Eisturge Desude	la .			
uel/Heating: Hot Water, Na Outdoor Area: Balcny(s) Patie		liant	R.I. Plumbing:	Fixtures Rmvd:	0:			
ype of Roof: Asphalt				Floor Finish:	lardwood			
Amenities: Swirlpool/Hot Site Influences: Central Locatio Teatures: CithWsh/Dryr,	on, Recreation		hopping Nearby, Sl Spa/Swirlpool	ki Hill Nearby				
ite Influences: Central Locatio eatures: CithWsh/Dryr,	on, Recreation /Frdg/Stve/D	W, Hot Tub	Spa/Swirlpool		Floor	Tupo	Dimoscions	Dathroom
ite Influences: Central Locatio eatures: ClthWsh/Dryr, inished Floor (Main):	on, Recreation /Frdg/Stve/D 2,219			ki Hill Nearby Dimensions 18'2 x14'9	Floor Above	Туре Walk-In Closet	Dimensions 5'6 x 3'11	Bathroom Floor
ite Influences: Central Locatio eatures: ClthWsh/Dryr, inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2):	on, Recreation /Frdg/Stve/D 2,219 F 1,934 F 0 F	W, Hot Tub Floor Main Main	Spa/Swirlpool Type Living Room Dining Room	Dimensions 18'2 x 14'9 18'4 x 15'8	Above Above	Walk-In Closet Bedroom	5'6 x 3'11 12'2 x 12'1	Floor Main
ite Influences: Central Locatio eatures: ClthWsh/Dryr , inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2): inished Floor (Below):	on, Recreation /Frdg/Stve/D 2,219 F 1,934 F 0 F	W, Hot Tub Noor Main	Spa/Swirlpool Type Living Room Dining Room Kitchen	Dimensions 18'2 x14'9 18'4 x15'8 17'1 x14'0	Above	Walk-In Closet Bedroom Bedroom	5'6 x 3'11	Floor
inished Floor (Main): inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement):	on, Recreation /Frdg/Stve/D 2,219 1,934 0 0 0	W, Hot Tub Floor Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Kitchen Family Room Primary Bedroom	Dimensions 18'2 x14'9 18'4 x15'8 17'1 x16'8 18'1 x10'8 25'8 x16'3	Above Above Above	Walk-In Closet Bedroom	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x	Floor Main Main
inished Floor (Main): inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total):	on, Recreation /Frdg/Stve/D 2,219 1,934 0 0 4,153 sq. ft.	W, Hot Tub Floor Main Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Kitchen Family Room Primary Bedroom Walk-In Closet	Dimensions 18'2 x14'9 18'4 x15'8 17'1 x14'0 18'1 x10'8 25'8 x16'3 8'2 x7'11	Above Above Above	Walk-In Closet Bedroom Bedroom	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x x	Floor Main Main Above
ite Influences: Central Locatie eatures: CithWsh/Dryr , inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total):	on, Recreation /Frdg/Stve/D 2,219 F 1,934 F 0 F 0 F 4,153sq. ft. F 0 4,153sq. ft. F	W, Hot Tub Floor Main Main Main Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Kitchen Family Room Primary Bedroom Walk-In Closet Laundry Storage	Dimensions 18'2 x14'9 18'4 x15'8 17'1 x14'0 18'1 x10'8 25'8 x16'3 8'2 x7'11 13'6 x9'7 8'8 x4'11	Above Above Above	Walk-In Closet Bedroom Bedroom	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x	Floor Main Main Above
inished Floor (Main): inished Floor (Main): inished Floor (AbvVain2): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Jnfinished Floor: Grand Total:	on, Recreation /Frdg/Stve/D 2,219 1,934 0 4,153 sq. ft. 4,153 sq. ft. 5 4,153 sq. ft.	W, Hot Tub Floor Main Main Main Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Kitchen Family Room Primary Bedroom Walk-In Closet Laundry Storage Recreation Room Media Room	Dimensions 18'2 ×14'9 18'4 ×15'8 17'1 ×14'0 18'1 ×10'8 25'8 ×16'3 8'2 ×7'11 13'6 ×9'7 8'8 ×4'11 18'1 ×14'9 15'3 ×14'2	Above Above Above	Walk-In Closet Bedroom Bedroom	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x x x x	Floor Main Main Above
ite Influences: Central Locatie eatures: CithWsh/Dryr , inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Jnfinished Floor: Grand Total: Ir Area (Det'd 2nd Res):	on, Recreation /Frdg/Stve/D 2,219 1,934 0 0 4,153 sq. ft. 4,153 sq. ft. 5 sq. ft.	W, Hot Tub Floor Main Main Main Main Main Main Main Above Above	Spa/Swirlpool Type Living Room Dining Room Kitchen Family Room Primary Bedroom Walk-In Closet Laundry Storage Recreation Room Media Room Bedroom	Dimensions 18'2 x14'9 18'4 x15'8 17'1 x14'0 18'1 x10'8 25'8 x16'3 8'2 x7'11 13'6 x9'7 8'8 x4'11 18'1 x14'9 15'3 x14'2 13'0 x11'9	Above Above Above	Walk-In Closet Bedroom Bedroom	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x x x x x x x x x x x	Floor Main Main Above
ite Influences: Central Locatio eatures: ClthWsh/Dryr , inished Floor (Main): inished Floor (Above): inished Floor (AbovMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Jnfinished Floor: Grand Total: irr Area (Det'd 2nd Res): uite:	on, Recreation /Frdg/Stve/D 2,219 f 1,934 0 0 1 0 4,153 sq. ft. f 4,153 sq. ft. f sq. ft. f	W, Hot Tub Floor Main Main Main Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Kitchen Family Room Primary Bedroom Walk-In Closet Laundry Storage Recreation Room Media Room	Dimensions 18'2 ×14'9 18'4 ×15'8 17'1 ×14'0 18'1 ×10'8 25'8 ×16'3 8'2 ×7'11 13'6 ×9'7 8'8 ×4'11 18'1 ×14'9 15'3 ×14'2	Above Above Above	Walk-In Closet Bedroom Bedroom	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x x x x x x x x x x	Floor Main Main Above
ite Influences: Central Locatie eatures: ClthWsh/Dryr , inished Floor (Main): inished Floor (Above): inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Jnfinished Floor: Grand Total: Ir Area (Det'd 2nd Res): inite: basement: None	on, Recreation /Frdg/Stve/D 2,219 1,934 0 0 4,153 sq. ft. 4,153 sq. ft. sq. ft. /	W, Hot Tub Floor Main Main Main Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Kitchen Family Room Primary Bedroom Walk-In Closet Laundry Storage Recreation Room Media Room Bedroom Walk-In Closet	Dimensions 18'2 ×14'9 18'4 ×15'8 17'1 ×14'0 18'1 ×10'8 25'8 ×16'3 8'2 ×7'11 13'6 ×9'7 8'8 ×4'11 18'1 ×14'9 15'3 ×14'2 13'0 ×11'9 5'4 ×3'11 12'6 ×11'3 Registered	Above Above Above Above	Walk-In Closet Bedroom Bedroom Gym PAD Rental:	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x x x x x x x x x x x x x x x x	Floor Main Main Above
ite Influences: Central Locatio Features: CithWsh/Dryr , Finished Floor (Main): Finished Floor (Above): Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Finished Floor: Finished Floor:	on, Recreation /Frdg/Stve/D 2,219 1,934 0 0 4,153 sq. ft. 5q. ft. Levels: 2	W, Hot Tub Floor Main Main Main Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Family Room Primary Bedroom Walk-In Closet Laundry Storage Recreation Room Media Room Bedroom Walk-In Closet Bedroom	Dimensions 18'2 ×14'9 18'4 ×15'8 17'1 ×14'0 18'1 ×10'8 25'8 ×16'3 8'2 ×7'11 13'6 ×9'7 8'8 ×4'11 18'1 ×14'9 15'3 ×14'2 13'0 ×11'9 5'4 ×3'11 12'6 ×11'3	Above Above Above Above	Walk-In Closet Bedroom Bedroom Gym	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x x x x x x x x x x x x x x x x	Floor Main Main Above
ite Influences: Central Locatio Features: CithWsh/Dryr , Finished Floor (Main): Finished Floor (Above): Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Finished Floor: Finished Floor:	on, Recreation /Frdg/Stve/D 2,219 1,934 0 0 4,153 sq. ft. 5q. ft. Levels: 2	W, Hot Tub Floor Main Main Main Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Family Room Primary Bedroom Walk-In Closet Laundry Storage Recreation Room Media Room Bedroom Walk-In Closet Bedroom	Dimensions 18'2 ×14'9 18'4 ×15'8 17'1 ×14'0 18'1 ×10'8 25'8 ×16'3 8'2 ×7'11 13'6 ×9'7 8'8 ×4'11 18'1 ×14'9 15'3 ×14'2 13'0 ×11'9 5'4 ×3'11 12'6 ×11'3 Registered	Above Above Above Above	Walk-In Closet Bedroom Bedroom Gym PAD Rental:	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x x x x x x x x x x x x x x x x	Floor Main Main Above
ite Influences: Central Locatic eatures: ClthWsh/Dryr , inished Floor (Main): inished Floor (Above): inished Floor (AbovMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Jnfinished Floor: Grand Total: itr Area (Det'd 2nd Res): uite: tasement: None Crawl/Bsmt. Height: # of	on, Recreation /Frdg/Stve/D 2,219 1,934 0 4,153 sq. ft. 4,153 sq. ft. 5q. ft. Levels: 2 Rooms: 17	W, Hot Tub Floor Main Main Main Main Main Main Main Main	Spa/Swirlpool Type Living Room Dining Room Family Room Primary Bedroom Walk-In Closet Laundry Storage Recreation Room Media Room Bedroom Walk-In Closet Bedroom	Dimensions 18'2 ×14'9 18'4 ×15'8 17'1 ×14'0 18'1 ×10'8 25'8 ×16'3 8'2 ×7'11 13'6 ×9'7 8'8 ×4'11 18'1 ×14'9 15'3 ×14'2 13'0 ×11'9 5'4 ×3'11 12'6 ×11'3 Registered	Above Above Above Above	Walk-In Closet Bedroom Bedroom Gym PAD Rental:	5'6 x 3'11 12'2 x 12'1 12'11 x 11'9 10'7 x 8'2 x x x x x x x x x x x x x x x x	Floor Main Main Above

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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