




## 4848 Vista Place Offered at \$4,480,000

This stunning Bradner built home is situated on one of West Vancouver finest family streets. Offering 4 bedrooms, 3.5 luxurious bathrooms, an open floor plan and 3,707 sq. ft. of living space. The main floor boasts a gourmet kitchen, den and a huge living and dining room that is perfect for entertaining. The upper floor has a gorgeous master suite and second bedroom with complete ensuite. The lower level has a kid's games room, media room and 2 additional bedrooms. There is ample walk in storage and excellent privacy.



**ERIC CHRISTIANSEN**  
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<b>Active</b> <b>R3040059</b> Board: V House/Single Family		<b>4848 VISTA PLACE</b> West Vancouver Caulfeild V7W 3E7		Residential Detached <b>\$4,480,000</b> (LP) (SP) <b>M</b>	
		Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>139.42</b> Frontage(metres): <b>42.50</b> Depth / Size: <b>86.98 IRR</b> Lot Area (sq.ft.): <b>9,023.00</b> Lot Area (acres): <b>0.21</b> Flood Plain:		If new, GST/HST inc?: Bedrooms: <b>4</b> Bathrooms: <b>4</b> Full Baths: <b>3</b> Half Baths: <b>1</b> Rear Yard Exp: <b>South</b> P.I.D.: <b>025-115-308</b>	
		Original Price: <b>\$4,480,000</b> Approx. Year Built: <b>2003</b> Age: <b>22</b> Zoning: <b>CD86</b> Gross Taxes: <b>\$14,141.01</b> For Tax Year: <b>2024</b> Tax Inc. Utilities?: Tour:			
		View: <b>Yes: city and water 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>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b> Renovations: # of Fireplaces: <b>2</b> R.I. Fireplaces: Fireplace Fuel: <b>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>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Driveway Finish: 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:	
		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:		Floor Finish: <b>Hardwood, Tile</b>	
Legal: <b>LOT 9, PLAN LMP50372, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>					
Amenities: <b>Swirlpool/Hot Tub</b>					
Site Influences: <b>Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>					
Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Wine Cooler</b>					
Finished Floor (Main): <b>2,475</b> Finished Floor (Above): <b>0</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>1,232</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>3,707sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>3,707sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Floor Type Dimensions <b>Main Living Room 22'9 x 18'4</b> <b>Main Dining Room 14'11 x 10'4</b> <b>Main Kitchen 19'11 x 12'4</b> <b>Main Eating Area 12'4 x 7'0</b> <b>Main Office 13'5 x 10'11</b> <b>Main Primary Bedroom 16'2 x 13'7</b> <b>Main Walk-In Closet 9'8 x 6'1</b> <b>Main Bedroom 12'8 x 11'5</b> <b>Main Gym 10'10 x 7'5</b> <b>Main Laundry 8'4 x 7'7</b> <b>Main Foyer 7'10 x 5'4</b> <b>Below Recreation Room 18'2 x 11'6</b> <b>Below Media Room 17'7 x 13'6</b>		Floor Type Dimensions <b>Below Bedroom 13'1 x 11'11</b> <b>Below Bedroom 12'1 x 10'10</b> <b>Below Storage 13'11 x 10'2</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b>	
Suite: Basement: <b>None</b>		Manuf Type: MHR#:		Registered in MHR?: CSA/BCE:	
Crawl/Bsmt. Height: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>16</b>		ByLaw Restrictions:		PAD Rental: Maint. Fee:	
Listing Broker(s): <b>Bellevue Realty Group</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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WEST VANCOUVER**

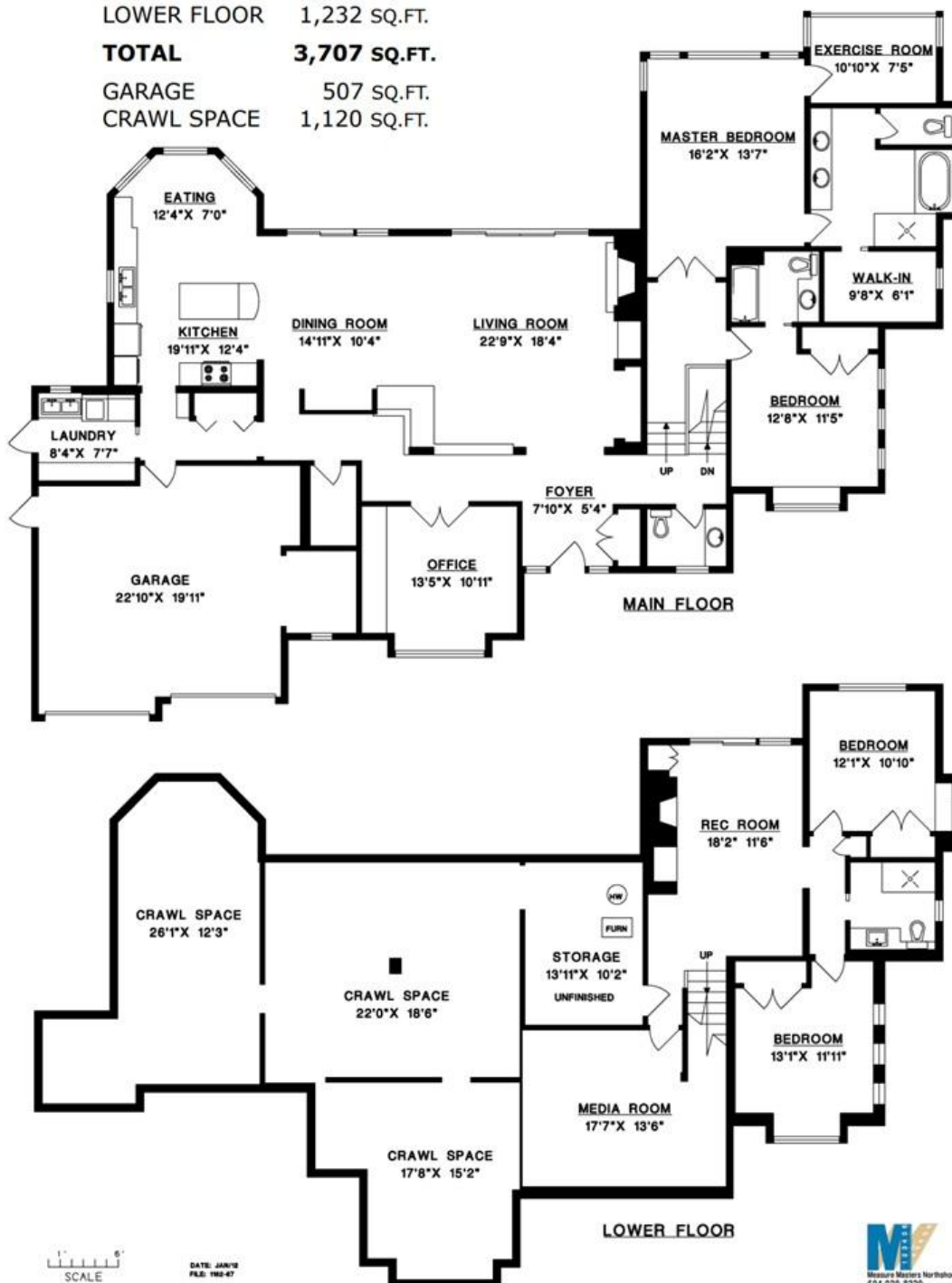
MAIN FLOOR 2,475 SQ.FT.

LOWER FLOOR 1,232 SQ.FT.

**TOTAL 3,707 SQ.FT.**

GARAGE 507 SQ.FT.

CRAWL SPACE 1,120 SQ.FT.

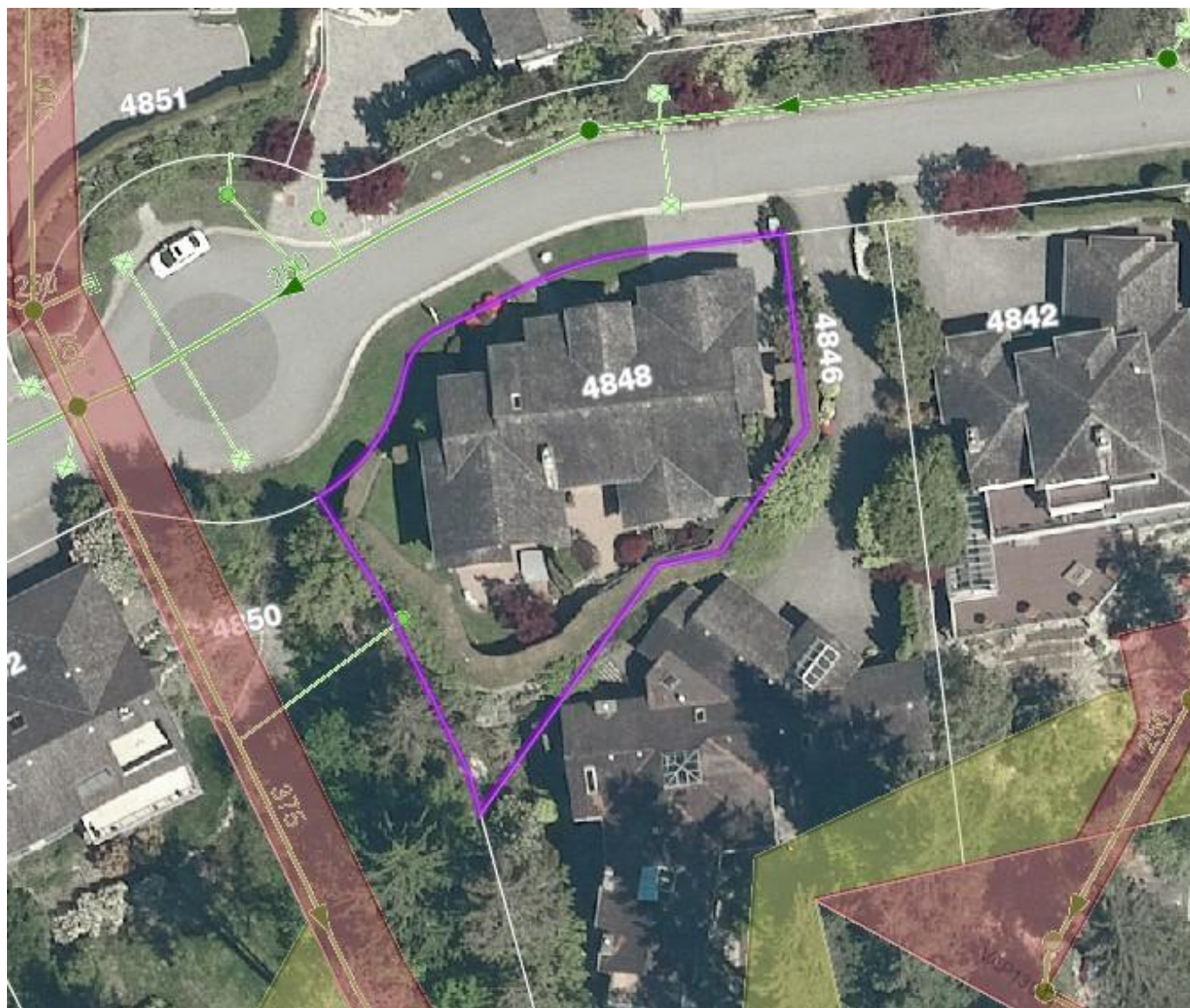


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