



5219 Headland Drive Offered at \$2,998,000

A gorgeous custom built 2 owner home family home. Features of this home include over 4,400 square feet of living space, up to 5 bedrooms, a spacious family room off the kitchen, 3.5 bathrooms including a new master ensuite, and a huge walkout lower floor. Situated on a beautifully landscaped 12,249 sq ft property just steps to Caulfeild Village Shopping, Rockridge High School and Caulfeild Elementary School.



ERIC CHRISTIANSEN

eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3085284

Board: V
House/Single Family

5219 HEADLAND DRIVE

West Vancouver
Upper Caulfeild
V7W 2Y6

Residential Detached

\$2,998,000 (LP)
(SP) M



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,998,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1981
Frontage(feet): 122.90	Bathrooms: 4	Age: 45
Frontage(metres): 37.46	Full Baths: 3	Zoning: RS10
Depth / Size: 142.65 IRR	Half Baths: 1	Gross Taxes: \$8,566.77
Lot Area (sq.ft.): 12,249.00	Rear Yard Exp: Northwest	For Tax Year: 2025
Lot Area (acres): 0.28	P.I.D.: 007-192-827	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes : mountain view		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal		Water Supply: City/Municipal

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Wood**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish: **Aggregate**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 24, BLOCK 5, PLAN VAP18343, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top**

Finished Floor (Main): 1,609	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,690	Main	Living Room	21'7 x14'11	Above	Games Room	37'1 x 15'2	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Dining Room	14'3 x14'1	Below	Office	21'4 x 14'1	Main 2
Finished Floor (Below): 1,108	Main	Kitchen	13'0 x11'1	Below	Family Room	23'1 x 12'11	Above 4
Finished Floor (Basement): 0	Main	Eating Area	13'1 x8'5	Below	Bedroom	13'0 x 10'5	Above 4
Finished Floor (Total): 4,407 sq. ft.	Main	Family Room	20'10 x11'8			x	Below 3
Unfinished Floor: 0	Main	Laundry	9'11 x8'10			x	
Grand Total: 4,407 sq. ft.	Main	Mud Room	7'7 x5'7			x	
Flr Area (Det'd 2nd Res): sq. ft.	Main	Foyer	11'7 x9'8			x	
Suite: None	Above	Primary Bedroom	15'9 x15'1			x	
Crawl/Bsmt. Height: # of Levels: 3	Above	Walk-In Closet	7'1 x6'5			x	
# of Kitchens: 1	Above	Bedroom	15'0 x13'11			x	
	Above	Bedroom	13'11 x11'11			x	
	Above	Bedroom	12'0 x11'5			x	
Manuf Type:		Registered in MHR?:		PAD Rental:			
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

**5219 Headland Drive
West Vancouver, BC**

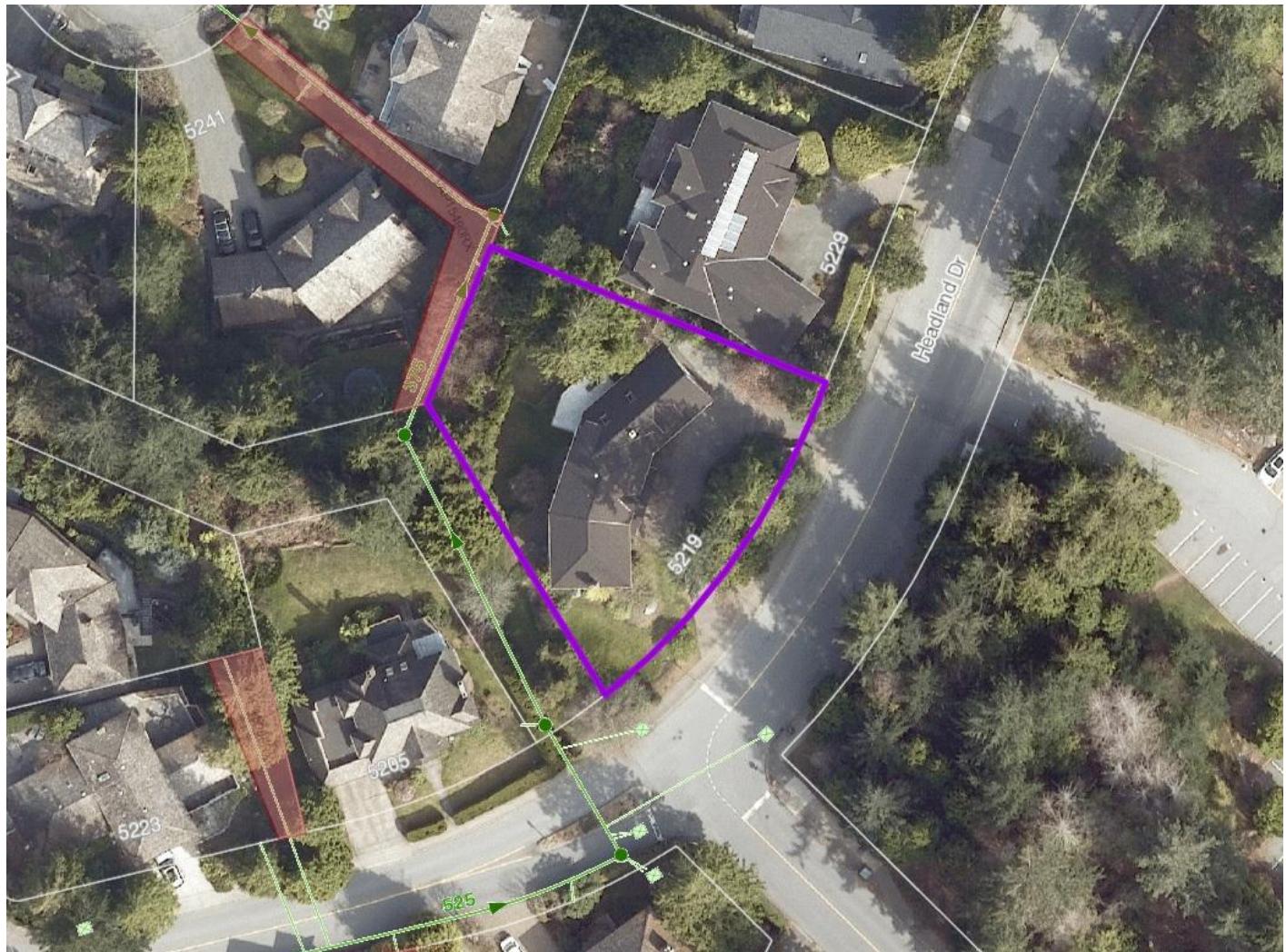


ERIC CHRISTIANSEN

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