



4683 Decourcy Court Offered at \$3,529,000

This gorgeous home was custom built for its original owner. The perfect family home with a large entertainment kitchen that is open to the family and level front yard. Offering 4,422 sq. ft. of living space, 4 bedrooms, den, and 4 bathrooms, all situated on a 10,817 sq. ft property. This is one of West Vancouver's best family cul-de-sacs. All just steps to Caulfeild Elementary, Rockridge High-school, Caulfeild Village shopping and numerous parks and trails.



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

Active
R3072434
Board: V
House/Single Family

4683 DECOURCY COURT

West Vancouver
Caulfeild
V7W 3J5

Residential Detached

\$3,529,000 (LP)

(SP) 



Sold Date:		If new, GST/HST inc?:	Original Price: \$3,529,000
Meas. Type:	Feet	Bedrooms: 4	Approx. Year Built: 2001
Frontage(feet):	99.39	Bathrooms: 4	Age: 24
Frontage(metres):	30.29	Full Baths: 2	Zoning: CD86
Depth / Size:	113.58 IRR	Half Baths: 2	Gross Taxes: \$12,423.13
Lot Area (sq.ft.):	10,817.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres):	0.25	P.I.D.: 024-615-226	Tax Inc. Utilities?:
Flood Plain:			Tour:
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: **Wood**
Foundation: **Concrete Perimeter**

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

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Paving Stone**
 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 8, BLOCK O, PLAN LMP43667, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: **Garden**

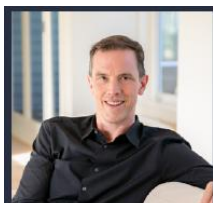
Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	2,046	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,334	Main	Living Room	14'8 x 13'10	Below	Recreation Room	22'5 x 18'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'8 x 12'11	Below	Media Room	23'1 x 15'11	Main	2
Finished Floor (Below):	1,042	Main	Kitchen	19'4 x 13'1			x	Above	5
Finished Floor (Basement):	0	Main	Eating Area	14'2 x 14'2			x	Above	4
Finished Floor (Total):	4,422sq. ft.	Main	Family Room	24'10 x 16'11			x	Below	2
Unfinished Floor:	0	Main	Office	11'11 x 10'10			x		
Grand Total:	4,422sq. ft.	Main	Laundry	11'9 x 7'11			x		
		Main	Foyer	14'7 x 9'11			x		
		Above	Primary Bedroom	20'7 x 14'0			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	9'4 x 7'11			x		
		Above	Bedroom	13'9 x 13'2			x		
Suite:		Above	Bedroom	13'9 x 13'2			x		
Basement: None		Above	Bedroom	11'0 x 10'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 15	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.



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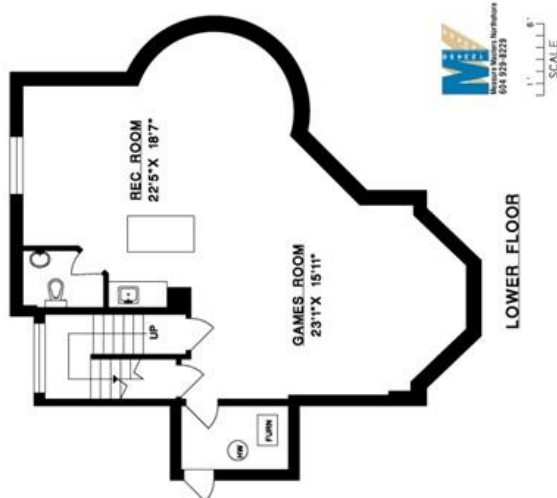
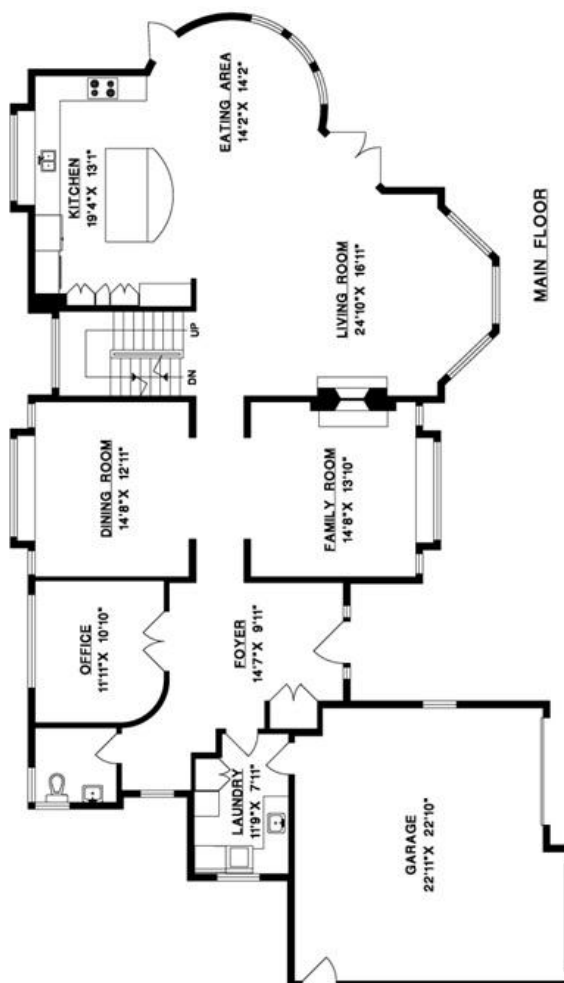
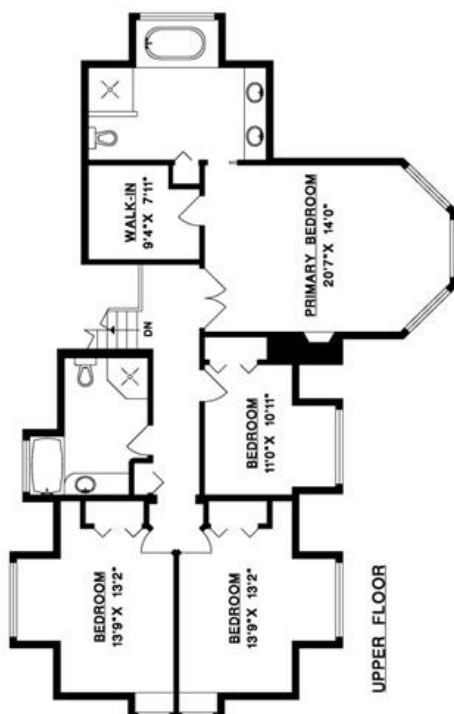
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WEST VANCOUVER**

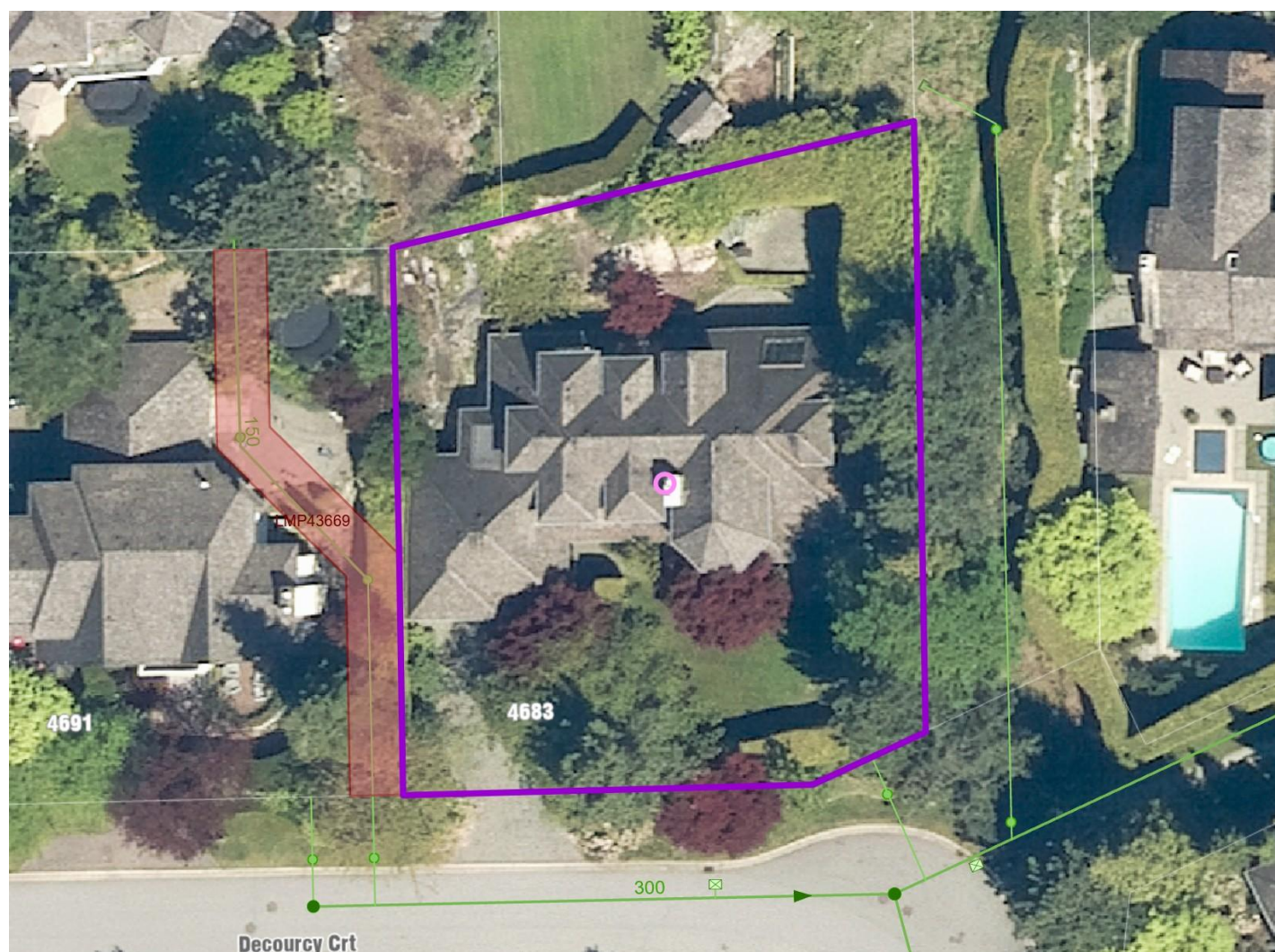
MAIN FLOOR	2,046 SQ.FT.
UPPER FLOOR	1,334 SQ.FT.
LOWER FLOOR	1,042 SQ.FT.
TOTAL	4,422 SQ.FT.
GARAGE	537 SQ.FT.



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