



## 5219 Headland Drive Offered at \$2,790,000




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.



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<b>Active</b> <b>R3085284</b> Board: V House/Single Family		<b>5219 HEADLAND DRIVE</b> West Vancouver Upper Caulfeild V7W 2Y6		Residential Detached <b>\$2,790,000</b> (LP) (SP) <b>M</b>							
		Sold Date:		If new, GST/HST inc?:							
		Meas. Type: <b>Feet</b>		Bedrooms: <b>5</b>							
		Frontage(feet): <b>122.90</b>		Bathrooms: <b>4</b>							
		Frontage(metres): <b>37.46</b>		Full Baths: <b>3</b>							
		Depth / Size: <b>142.65 IRR</b>		Half Baths: <b>1</b>							
		Lot Area (sq.ft.): <b>12,249.00</b>		Rear Yard Exp: <b>Northwest</b>							
		Lot Area (acres): <b>0.28</b>		P.I.D.: <b>007-192-827</b>							
		Flood Plain:		Original Price: <b>\$2,998,000</b>							
		View: <b>Yes: mountain view</b>		Approx. Year Built: <b>1981</b>							
		Complex/Subdiv:		Age: <b>45</b>							
		First Nation Reserve:		Zoning: <b>RS10</b>							
		Services Connected: <b>Electricity, Natural Gas, Water</b>		Gross Taxes: <b>\$8,566.77</b>							
		Sewer Type: <b>City/Municipal</b>		For Tax Year: <b>2025</b>							
		Water Supply: <b>City/Municipal</b>		Tax Inc. Utilities?:							
				Tour: <b>Virtual Tour URL</b>							
Style of Home: <b>3 Storey</b>		Total Parking: <b>5</b>		Covered Parking: <b>2</b>							
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Double, RV Parking Avail.</b>		Parking Access: <b>Front</b>							
Exterior: <b>Brick, Wood</b>		Driveway Finish: <b>Aggregate</b>		Dist. to Public Transit: <b>Near</b>							
Foundation: <b>Concrete Perimeter</b>		Dist. to School Bus: <b>Near</b>		Title to Land: <b>Freehold NonStrata</b>							
Renovations:		Reno. Year:		Land Lease Expiry Year:							
# of Fireplaces: <b>3</b> R.I. Fireplaces:		Rain Screen:		Property Disc.: <b>Yes</b>							
Fireplace Fuel: <b>Wood</b>		Metered Water:		Fixtures Leased: <b>No</b>							
Fuel/Heating: <b>Forced Air, Natural Gas</b>		R.I. Plumbing:		Fixtures Rmvd: <b>:</b>							
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>									
Type of Roof: <b>Wood</b>											
Legal: <b>LOT 24, BLOCK 5, PLAN VAP18343, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>											
Amenities: <b>Garden</b>											
Site Influences: <b>Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>											
Features: <b>Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top</b>											
Finished Floor (Main): <b>1,609</b>		Floor Type		Dimensions		Floor Type		Dimensions		Bathrooms	
Finished Floor (Above): <b>1,690</b>		Main		Living Room		Above		Games Room		Floor #Pcs	
Finished Floor (AbvMain2): <b>0</b>		Main		Dining Room		Below		Office		Main 2	
Finished Floor (Below): <b>1,108</b>		Main		Kitchen		Below		Family Room		Above 4	
Finished Floor (Basement): <b>0</b>		Main		Eating Area		Below		Bedroom		Above 4	
Finished Floor (Total): <b>4,407 sq. ft.</b>		Main		Family Room				x		Below 3	
Unfinished Floor: <b>0</b>		Main		Laundry				x			
Grand Total: <b>4,407 sq. ft.</b>		Main		Mud Room				x			
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Above		Foyer				x			
Suite:		Above		Primary Bedroom				x			
Basement: <b>None</b>		Above		Walk-In Closet				x			
		Above		Bedroom				x			
		Above		Bedroom				x			
		Above		Bedroom				x			
Crawl/Bsmt. Height: # of Levels: <b>3</b>		Manuf Type:		Registered in MHR?:		PAD Rental:					
# of Kitchens: <b>1</b> # of Rooms: <b>17</b>		MHR#:		CSA/BCE:		Maint. Fee:					
		ByLaw Restrictions:									
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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BRG

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West Vancouver, BC

MAIN FLOOR	1,609 SF
UPPER FLOOR	1,690 SF
LOWER FLOOR	1,108 SF
LIVING AREA	4,407 SF
RESTR. HEADROOM	172 SF
UNFINISHED AREA	474 SF
TOTAL AREA	5,053 SF

DECK	295 SF
GARAGE	491 SF
AUXILIARY AREA	786 SF



Valid Until: October 7, 2026

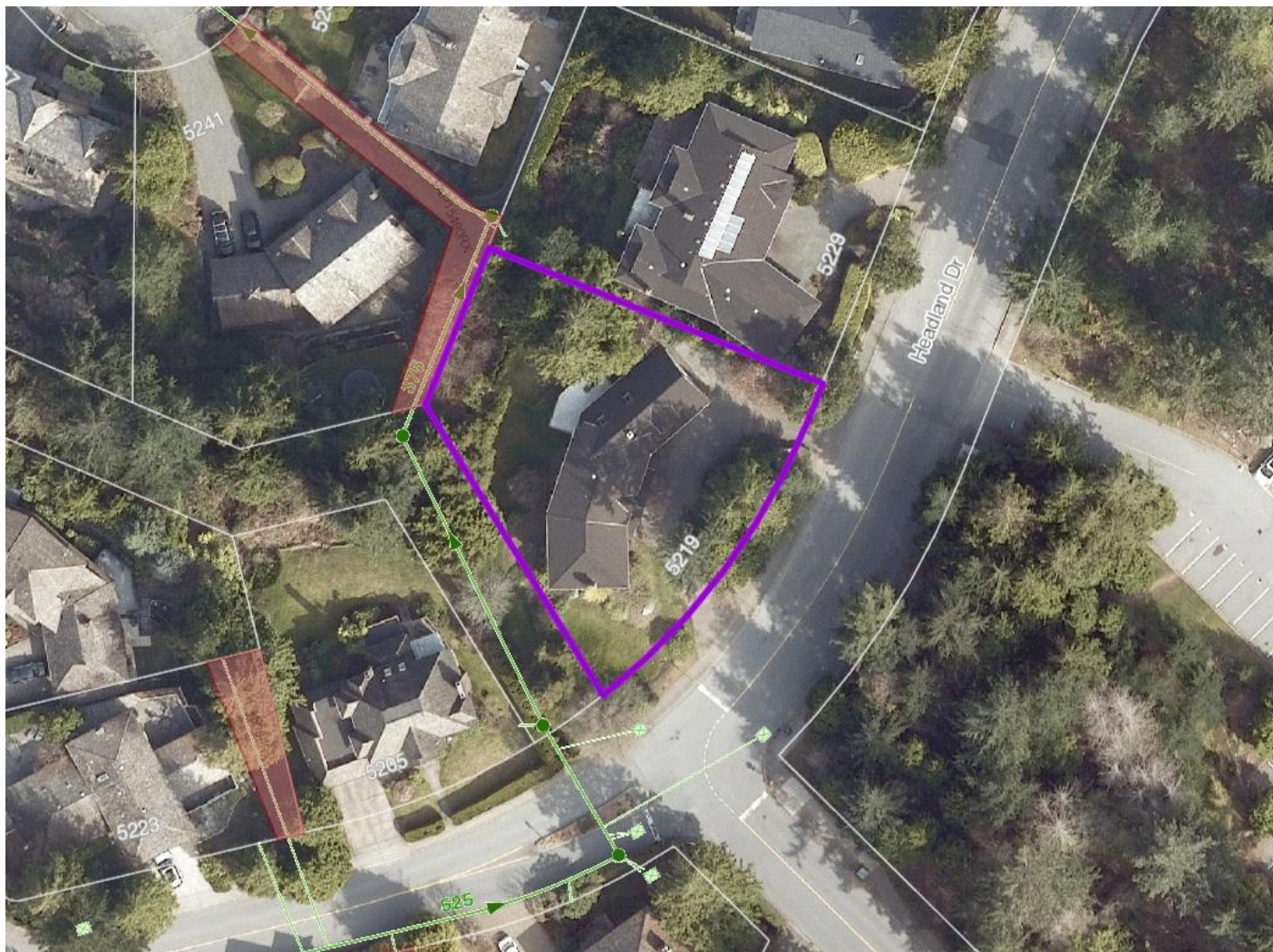
All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%, EAO reserved. Total square footage might be kept consistent with strata plan. It might include unfinished area. We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z770-2003 method.



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