



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.



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

Active		5219 HEADLAND DRIVE		Residential Detached	
R3107368		West Vancouver		\$2,790,000 (LP)	
Board: V		Upper Caulfeild		(SP) M	
House/Single Family		V7W 2Y6			

	Sold Date:	If new, GST/HST inc?:	Original Price: \$2,790,000
	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	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, RV Parking Avail.		
Exterior: Brick, Wood	Driveway Finish: Aggregate		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 3 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Wood	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Patio(s) & Deck(s)	Floor Finish: Hardwood, Wall/Wall/Mixed		
Type of Roof: Wood			

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 x 14'11	Above	Games Room	37'1 x 15'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 14'1	Below	Office	21'4 x 14'1	Main 2
Finished Floor (Below):	1,108	Main	Kitchen	13'0 x 11'1	Below	Family Room	23'1 x 12'11	Above 4
Finished Floor (Basement):	0	Main	Eating Area	13'1 x 8'5	Below	Bedroom	13'0 x 10'5	Above 4
Finished Floor (Total):	4,407 sq. ft.	Main	Family Room	20'10 x 11'8			x	Below 3
Unfinished Floor:	0	Main	Laundry	9'11 x 8'10			x	
Grand Total:	4,407 sq. ft.	Main	Mud Room	7'7 x 5'7			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	11'7 x 9'8			x	
Suite:		Above	Primary Bedroom	15'9 x 15'1			x	
Basement: None		Above	Walk-In Closet	7'1 x 6'5			x	
		Above	Bedroom	15'0 x 13'11			x	
		Above	Bedroom	13'11 x 11'11			x	
		Above	Bedroom	12'0 x 11'5			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 17	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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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

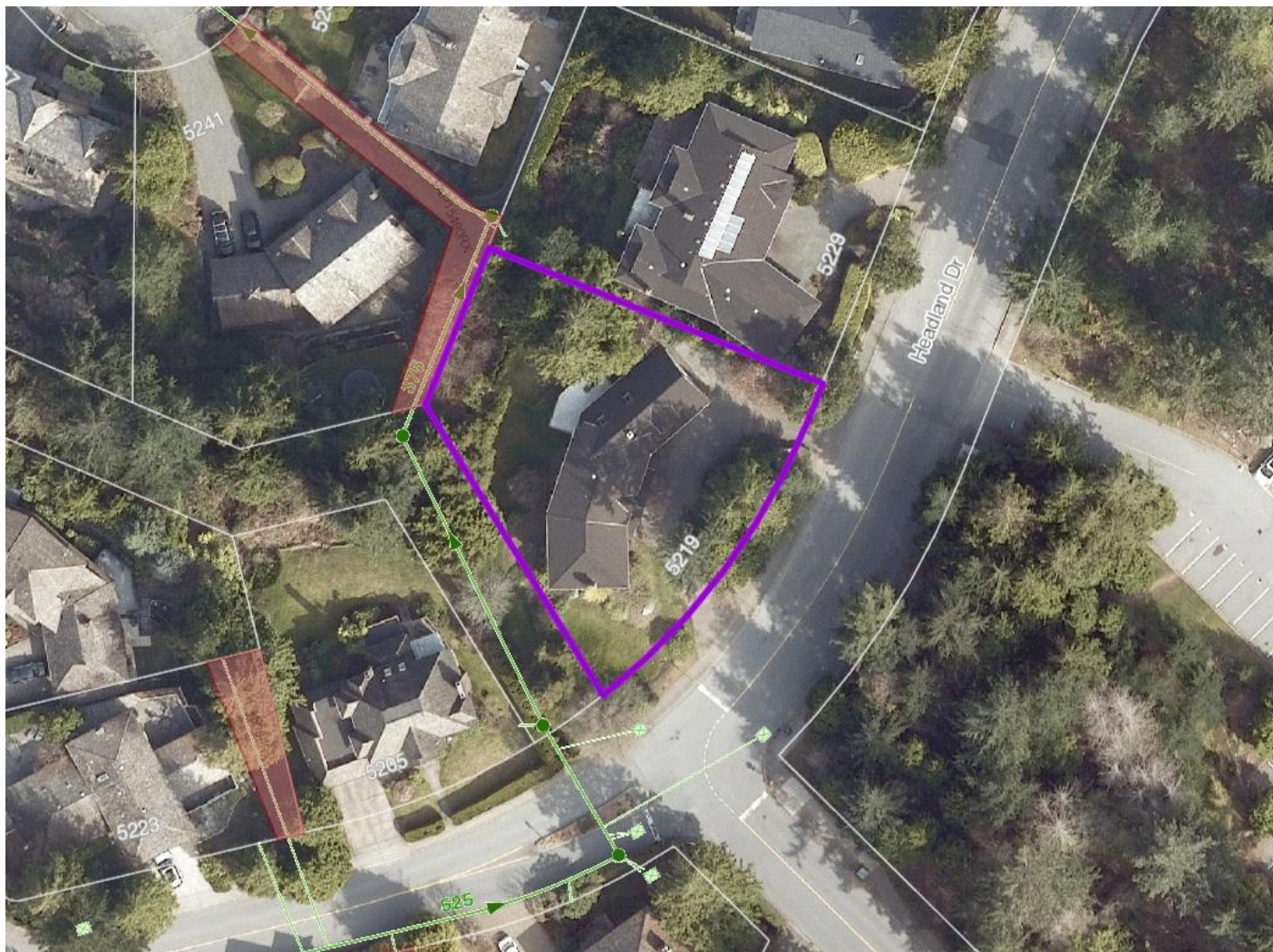
All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%. EAO reserved. Total square footage might be kept consistent with strata plan. It might include unfinished area. We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z390-2003 method.



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