



## 5312 Marine Drive Offered at \$2,980,000

Beautiful This gorgeous west coast style home is stunning. The contemporary high end kitchen is spectacular and the wide plank hardwood floors are beautiful. A spacious 3,478 sq.ft. of living space on 3 levels with lined water views. Offering 4 bedrooms, 4 renovated bathrooms, multiple decks and patios, air-conditioning and too much more to list.



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<b>Active</b> <b>R3100256</b> Board: V House/Single Family	<b>5312 MARINE DRIVE</b> West Vancouver Caulfeild V7W 2P8	Residential Detached <b>\$2,980,000</b> (LP) (SP) 
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>76.18</b> Frontage(metres): <b>23.22</b> Depth / Size: <b>45.53 IRR</b> Lot Area (sq.ft.): <b>12,261.00</b> Lot Area (acres): <b>0.28</b> Flood Plain: View: <b>Yes: water and island views</b> Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b>	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>Southwest</b> P.I.D.: <b>004-499-468</b>
Original Price: <b>\$2,980,000</b> Approx. Year Built: <b>1981</b> Age: <b>45</b> Zoning: <b>RS3</b> Gross Taxes: <b>\$6,854.01</b> For Tax Year: <b>2025</b> Tax Inc. Utilities?: Tour:	Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b>  Renovations: <b>Completely</b> # of Fireplaces: <b>3</b> R.I. Fireplaces: Fireplace Fuel: <b>Wood</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>6</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Driveway Finish: <b>Paving Stone</b> 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: <b>No</b> Floor Finish: <b>Hardwood, Tile</b>
Legal: LOT 28, BLOCK A/B, PLAN VAP16991, DISTRICT LOT 879, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Amenities:		
Site Influences: <b>Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b> Features: <b>Clothes Washer/Dryer, Oven - Built In, Range Top, Refrigerator</b>		
Finished Floor (Main): <b>1,836</b> Finished Floor (Above): <b>831</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>811</b> Finished Floor (Basement): <b>0</b>  Finished Floor (Total): <b>3,478 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>3,478 sq. ft.</b>  Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	Floor Type Dimensions <b>Main Living Room 31'1 x 16'0</b> <b>Main Dining Room 12'21 x 9'8</b> <b>Main Kitchen 17'4 x 12'11</b> <b>Main Family Room 16'5 x 13'0</b> <b>Main Office 18'4 x 10'8</b> <b>Main Den 10'2 x 8'1</b> <b>Main Foyer 10'2 x 6'0</b> <b>Above Primary Bedroom 17'4 x 13'1</b> <b>Above Bedroom 13'7 x 13'0</b> <b>Above Bedroom 12'3 x 10'3</b> <b>Below Living Room 25'0 x 7'10</b> <b>Below Dining Room 16'2 x 13'0</b> <b>Below Bedroom 12'0 x 8'4</b>	Floor Type Dimensions Bathrooms <b>Below Walk-In Closet 8'4 x 5'1</b> Floor #Pcs <b>Below Laundry 6'9 x 5'4</b> <b>Main 2</b> <b>Above 4</b> <b>Above 4</b> <b>Below 3</b>
Suite: Basement: <b>None</b>	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>15</b>	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.

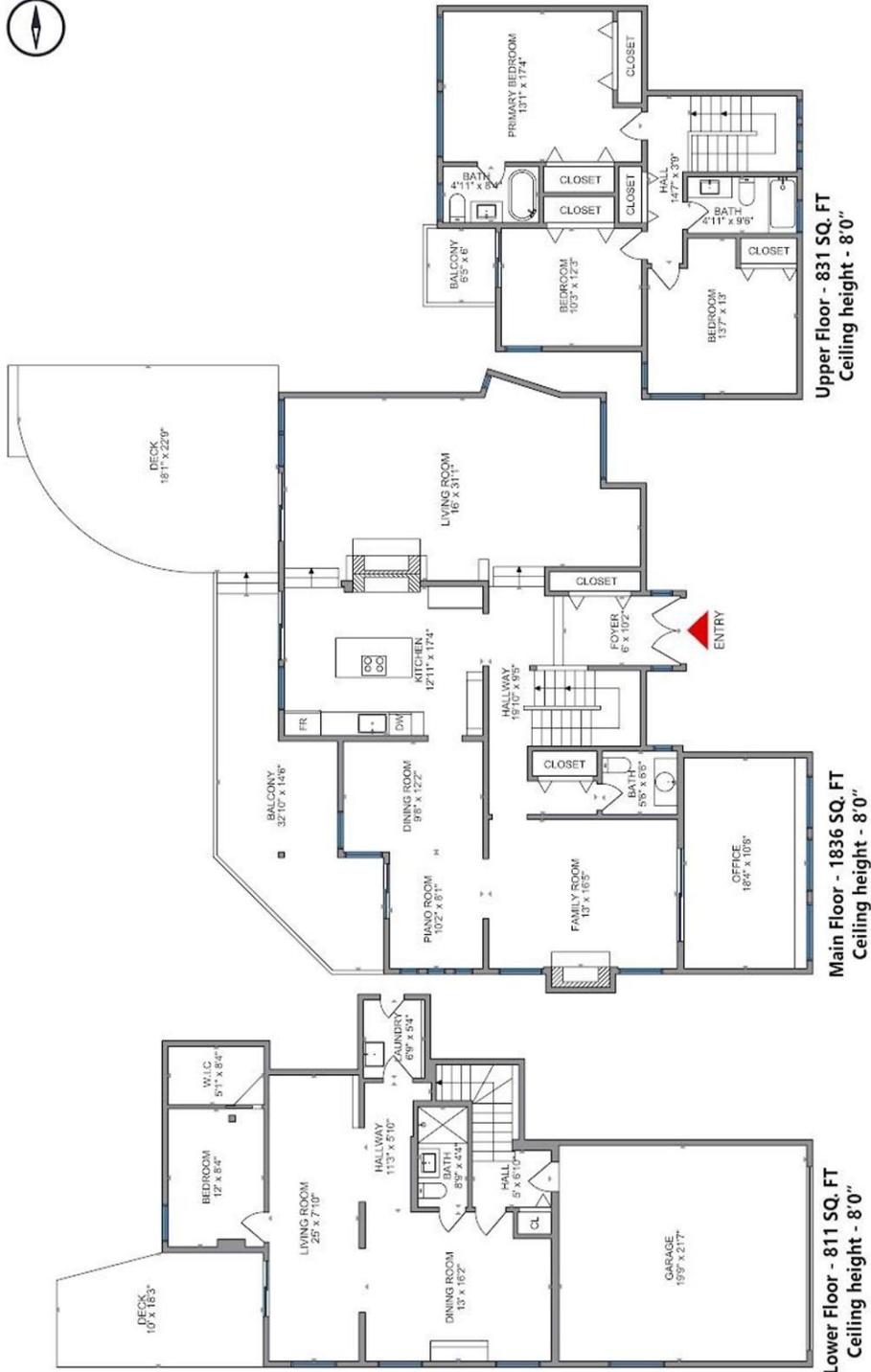


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	LIVING AREA	EXTRA AREA	TOTAL
Main Floor	1836 SQ. FT	419 SQ. FT	2255 SQ. FT
Upper Floor	831 SQ. FT	301 SQ. FT	1132 SQ. FT
Lower Floor	811 SQ. FT	535 SQ. FT	1346 SQ. FT

\*Floor plans are intended to give a general indication of the proposed layout only.

\*All dimensions are not guaranteed, not intended to form part any contract or warranty.

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