


5168 Redonda Drive Offered at \$4,750,000

Unobstructed views are enjoyed from almost every room of this custom built home. Masterfully build by award winning Goldwood Homes for the original owner. A stunning 5,845 sq.ft. luxury residence set on a beautifully landscaped 9,300 sq.ft. corner lot, featuring a rare level driveway and flat yard with a swimming pool and hot tub— an exceptional offering for a home with views of this caliber. Offering 4 bedrooms, 6 bathrooms, 2 dens and an incredible main floor featuring an open plan and vaulted ceilings, all opening to huge south deck to soak in the sun and the jaw dropping views. Too many amazing things about this home to list. Come have a look.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		5168 REDONDA DRIVE		Residential Detached				
R3120208		North Vancouver Canyon Heights NV V7R 3K3		\$4,750,000 (LP)				
Board: V				(SP) M				
House/Single Family								
		Sold Date:		If new, GST/HST inc?:				
		Meas. Type: Feet		Bedrooms: 4		Original Price: \$4,980,000		
		Frontage(feet): 383.66		Bathrooms: 6		Approx. Year Built: 2006		
		Frontage(metres): 116.94		Full Baths: 4		Age: 20		
		Depth / Size: 377.52 IRR		Half Baths: 2		Zoning: RS3		
		Lot Area (sq.ft.): 9,300.00		Rear Yard Exp: Northeast		Gross Taxes: \$20,611.10		
		Lot Area (acres): 0.21		P.I.D.: 008-511-195		For Tax Year: 2024		
		Flood Plain:				Tax Inc. Utilities?:		
		View: Yes: spectacular city & water views				Tour: Virtual Tour URL		
		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: 4		Covered Parking: 2				
Construction: Frame - Wood		Parking Access: Front						
Exterior: Stone, Wood		Parking: Garage; Double						
Foundation: Concrete Perimeter		Driveway Finish: Paving Stone						
Renovations:		Dist. to Public Transit: Near		Dist. to School Bus: Near				
# of Fireplaces: 3 R.I. Fireplaces:		Title to Land: Freehold NonStrata		Land Lease Expiry Year:				
Fireplace Fuel: Natural Gas		Property Disc.: Yes						
Fuel/Heating: Forced Air, Hot Water, Radiant		Fixtures Leased: No						
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Fixtures Rmvd: No						
Type of Roof: Asphalt		Floor Finish: Hardwood, Tile						
Legal: LOT 69, BLOCK A, PLAN VAP13725, DISTRICT LOT 579, GROUP 1, NEW WESTMINSTER LAND DISTRICT								
Amenities: Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub								
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby								
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Vacuum - Built In, Wine Cooler								
Finished Floor (Main): 1,770		Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0		Main	Living Room	24'3 x 21'0	Below	Flex Room	15'0 x 11'4	Floor #Pcs
Finished Floor (AbvMain2): 0		Main	Dining Room	22'1 x 13'10	Below	Storage	11'4 x 9'11	Main 2
Finished Floor (Below): 2,268		Main	Kitchen	19'2 x 18'1	Below	Storage	7'11 x 6'7	Below 7
Finished Floor (Basement): 1,807		Main	Pantry	9'4 x 5'7	Bsmt	Recreation Room	34'11 x 19'2	Below 3
Finished Floor (Total): 5,845 sq. ft.		Main	Laundry	14'7 x 12'3	Bsmt	Games Room	24'7 x 16'11	Below 3
Unfinished Floor: 0		Main	Foyer	10'4 x 8'9	Bsmt	Bedroom	18'0 x 11'11	Bsmt 2
Grand Total: 5,845 sq. ft.		Below	Primary Bedroom	21'4 x 13'9	Bsmt	Walk-In Closet	9'0 x 4'11	Bsmt 4
Flr Area (Det'd 2nd Res): sq. ft.		Below	Walk-In Closet	13'4 x 6'7	Bsmt	Utility	18'1 x 6'11	
Suite:		Below	Bedroom	16'10 x 12'6	Bsmt	Storage	8'8 x 5'5	
Basement: None		Below	Walk-In Closet	7'5 x 5'4			x	
Crawl/Bsmt. Height: # of Levels: 3		Below	Bedroom	15'5 x 12'7			x	
# of Kitchens: 1		Below	Walk-In Closet	9'0 x 7'2			x	
		Below	Family Room	16'10 x 13'10			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.



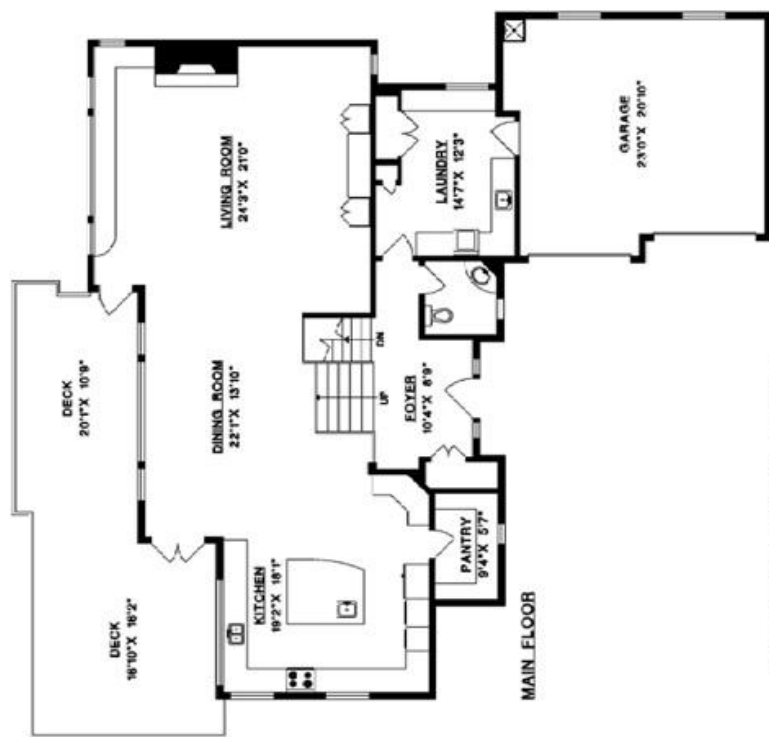
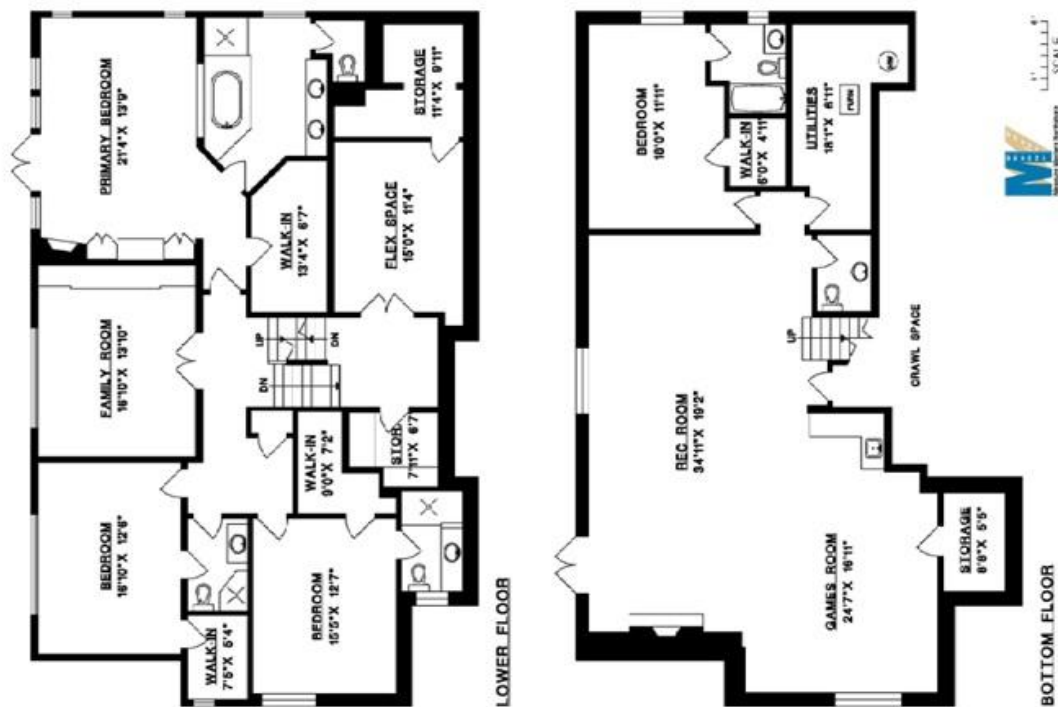
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BRG



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NORTH VANCOUVER

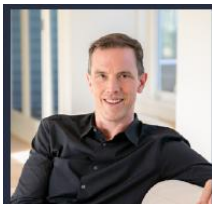
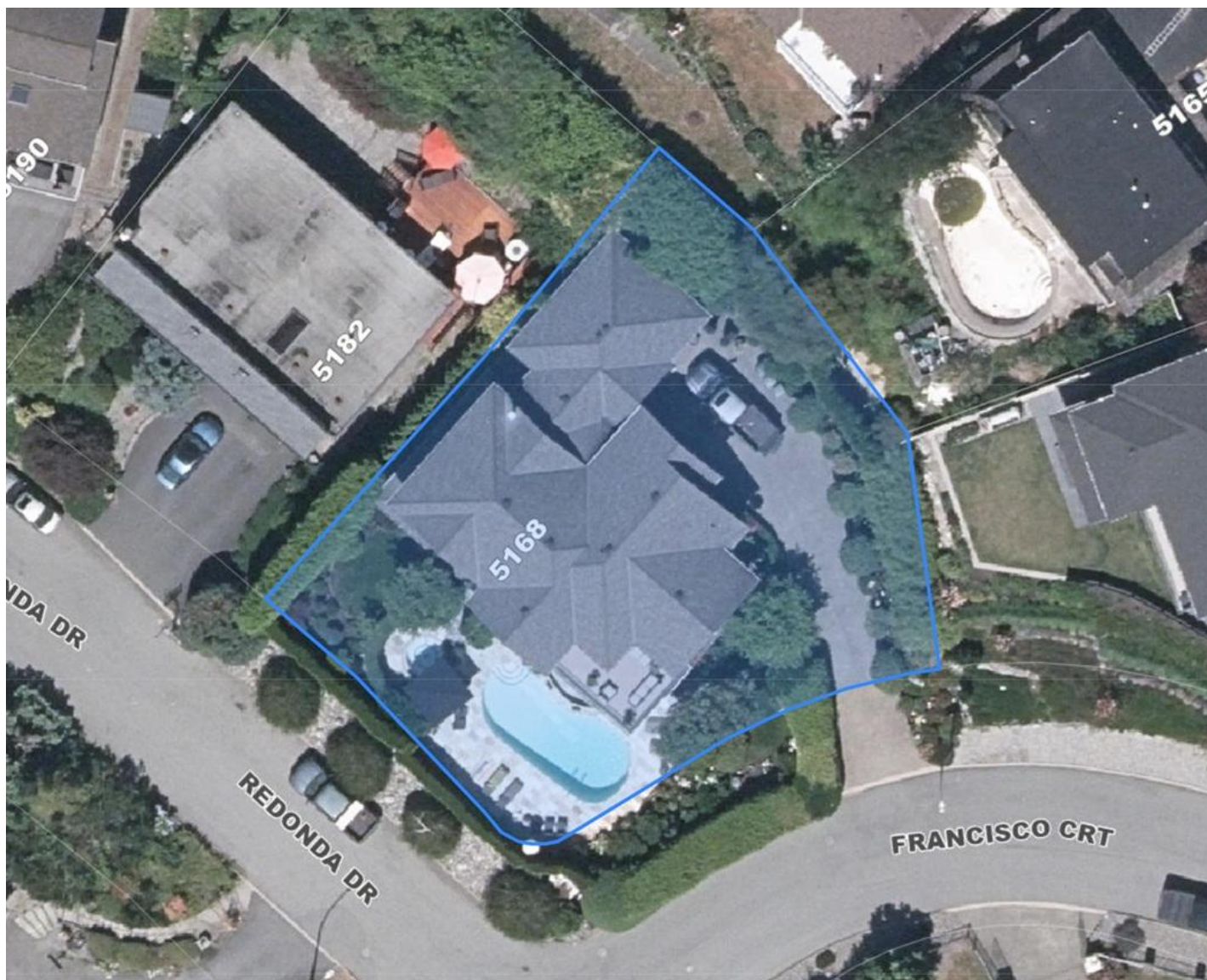
MAIN FLOOR	1,770 SQ.FT.
LOWER FLOOR	2,268 SQ.FT.
BOTTOM FLOOR	1,807 SQ.FT.
TOTAL	5,845 SQ.FT.
GARAGE	482 SQ.FT.
DECK	527 SQ.FT.



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