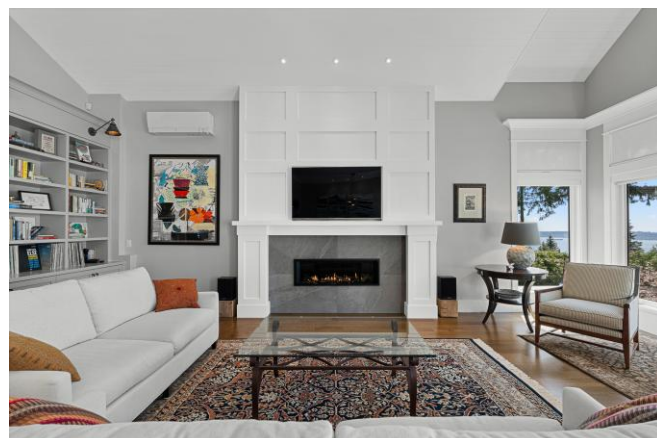




## #2 – 5402 West Vista Court Offered at \$3,980,000



Located in the most exclusive portion of Edenshaw with only 6 homes on this private cul-de-sac off West Vista Court. This is the largest Edenshaw unit at 3,362 sq.ft. that I have seen and boasts a \$1,000,000 + renovation that includes new kitchens, bathrooms, flooring, ceiling detail, windows, air conditioning, decks, and far too much more to list. Enjoy stunning views from most rooms of this 3 bedroom, 2.5 bathroom luxurious home.



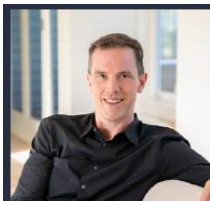
**ERIC CHRISTIANSEN**  
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**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

|  |                 |  |       |   |            |      |       |             |          |
|--|-----------------|--|-------|---|------------|------|-------|-------------|----------|
| <b>Active</b><br><b>R3140738</b><br>Board: V<br>Townhouse  |                 | <b>2 5402 WEST VISTA COURT</b><br>West Vancouver<br>Upper Caulfeild<br>V7W 3H3 |       | Residential Attached<br><b>\$3,980,000</b> (LP)<br>(SP)  |            |      |       |             |          |
|    |                 | Sold Date:   |       | If new,GST/HST inc?:  |            |      |       |             |          |
|  |                 | Meas. Type: <b>Feet</b>  |       | Bedrooms: <b>3</b>  |            |      |       |             |          |
|  |                 | Frontage(feet):  |       | Bathrooms: <b>3</b>   |            |      |       |             |          |
|  |                 | Frontage(metres):  |       | Full Baths: <b>2</b>  |            |      |       |             |          |
|  |                 | Depth / Size (ft.):  |       | Half Baths: <b>1</b>  |            |      |       |             |          |
|  |                 | Sq. Footage: <b>0.00</b>   |       | Original Price: <b>\$3,980,000</b>  |            |      |       |             |          |
|  |                 | Flood Plain:   |       | Approx. Year Built: <b>1996</b>   |            |      |       |             |          |
|  |                 | View: <b>Yes :spectacular city &amp; water views</b>                           |       | Age: <b>30</b>  |            |      |       |             |          |
|  |                 | Complex / Subdiv: <b>Edenshaw</b>  |       | Zoning: <b>CD86</b>   |            |      |       |             |          |
|  |                 | First Nation:  |       | Gross Taxes: <b>\$9,322.14</b>  |            |      |       |             |          |
|  |                 | Services Connctd: <b>Electricity, Natural Gas, Water</b>                       |       | For Tax Year: <b>2025</b>   |            |      |       |             |          |
|  |                 | Sewer Type: <b>City/Municipal</b>  |       | Tax Inc. Utilities?:  |            |      |       |             |          |
|  |                 | Water Supply: <b>City/Municipal</b>  |       | Tour: <b>Virtual Tour URL</b>   |            |      |       |             |          |
| Style of Home: <b>3 Storey</b>   |                 | Total Parking: <b>4</b>  |       | Covered Parking: <b>2</b>   |            |      |       |             |          |
| Construction: <b>Frame - Wood</b>  |                 | Parking: <b>Garage; Double</b>   |       | Parking Access: <b>Front</b>  |            |      |       |             |          |
| Exterior: <b>Wood</b>  |                 | Dist. to Public Transit: <b>Near</b>   |       | Dist. to School Bus: <b>Near</b>  |            |      |       |             |          |
| Foundation: <b>Concrete Perimeter</b>  |                 | Title to Land: <b>Freehold Strata</b>  |       | Property Disc.: <b>Yes</b>  |            |      |       |             |          |
| Renovations:   |                 | Reno. Year:  |       | Fixtures Leased: <b>:</b>   |            |      |       |             |          |
| # of Fireplaces: <b>1</b>  |                 | Rain Screen:   |       | Fixtures Rmvd: <b>:</b>   |            |      |       |             |          |
| R.I. Fireplaces:   |                 | Metered Water:   |       | Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>  |            |      |       |             |          |
| Fireplace Fuel: <b>Gas - Natural</b>   |                 | R.I. Plumbing:   |       |   |            |      |       |             |          |
| Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b>   |                 |  |       |   |            |      |       |             |          |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>   |                 |  |       |   |            |      |       |             |          |
| Type of Roof: <b>Wood</b>  |                 |  |       |   |            |      |       |             |          |
| Legal: STRATA LOT 31, PLAN LMS2319, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE |                 |  |       |   |            |      |       |             |          |
| Amenities: <b>In Suite Laundry</b>   |                 |  |       |   |            |      |       |             |          |
| Site Influences: <b>Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>   |                 |  |       |   |            |      |       |             |          |
| Features: <b>CltHwsh/Dryr/Frdg/Stve/DW, Microwave</b>  |                 |  |       |   |            |      |       |             |          |
| Finished Floor (Main): <b>1,512</b>  |                 | Units in Development:  |       | Tot Units in Strata: <b>35</b>  |            |      |       |             |          |
| Finished Floor (Above): <b>338</b>   |                 | Exposure: <b>Southwest</b>   |       | Locker: <b>No</b>   |            |      |       |             |          |
| Finished Floor (AbvMain2): <b>0</b>  |                 | Mgmt. Co's Name: <b>Stratawest Management Ltd.</b>                             |       | Stores in Building:   |            |      |       |             |          |
| Finished Floor (Below): <b>1,512</b>   |                 | Maint Fee: <b>\$1,158.19</b>   |       | Mgmt. Co's #: <b>604-904-9595</b>   |            |      |       |             |          |
| Finished Floor (Basement): <b>0</b>  |                 | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Sewer, Water</b> |       | Council/Park Apprv?:  |            |      |       |             |          |
| Finished Floor (Total): <b>3,362 sq. ft.</b>   |                 | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>    |       |   |            |      |       |             |          |
| Unfinished Floor: <b>0</b>   |                 | Restricted Age:  |       | # of Pets: <b>2</b>   |            |      |       |             |          |
| Grand Total: <b>3,362 sq. ft.</b>  |                 | # or % of Rentals Allowed:   |       | Cats: <b>Yes</b> Dogs: <b>Yes</b>   |            |      |       |             |          |
| Suite:   |                 | Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>                                      |       |   |            |      |       |             |          |
| Basement: <b>None</b>  |                 | Short Term Lse-Details: <b>Minimum 30 day rental</b>                           |       |   |            |      |       |             |          |
| Crawl/Bsmt. Ht:  |                 |  |       |   |            |      |       |             |          |
| # of Kitchens: <b>1</b>  |                 |  |       |   |            |      |       |             |          |
| # of Rooms: <b>9</b>   |                 |  |       |   |            |      |       |             |          |
| Floor  | Type            | Dimensions   | Floor | Type  | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
| Main   | Living Room     | 25'4 x 23'0  | Below | Storage   | 10'7 x 4'9 | 1    | Main  | 2           | No       |
| Main   | Dining Room     | 17'2 x 12'3  |       |   | x          | 2    | Below | 7           | Yes      |
| Main   | Kitchen         | 17'8 x 11'6  |       |   | x          | 3    | Below | 4           | No       |
| Above  | Loft            | 20'2 x 16'2  |       |   | x          | 4    |       |             |          |
| Below  | Primary Bedroom | 14'11 x 13'2   |       |   | x          | 5    |       |             |          |
| Below  | Bedroom         | 18'2 x 11'7  |       |   | x          | 6    |       |             |          |
| Below  | Bedroom         | 16'3 x 9'8   |       |   | x          | 7    |       |             |          |
| Below  | Laundry         | 12'11 x 9'6  |       |   | x          | 8    |       |             |          |
| 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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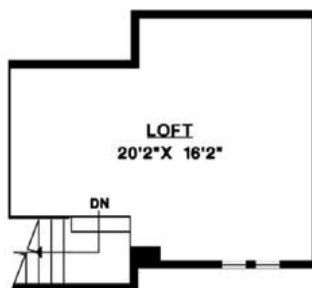
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#2 - 5402 WEST VISTA COURT  
WEST VANCOUVER

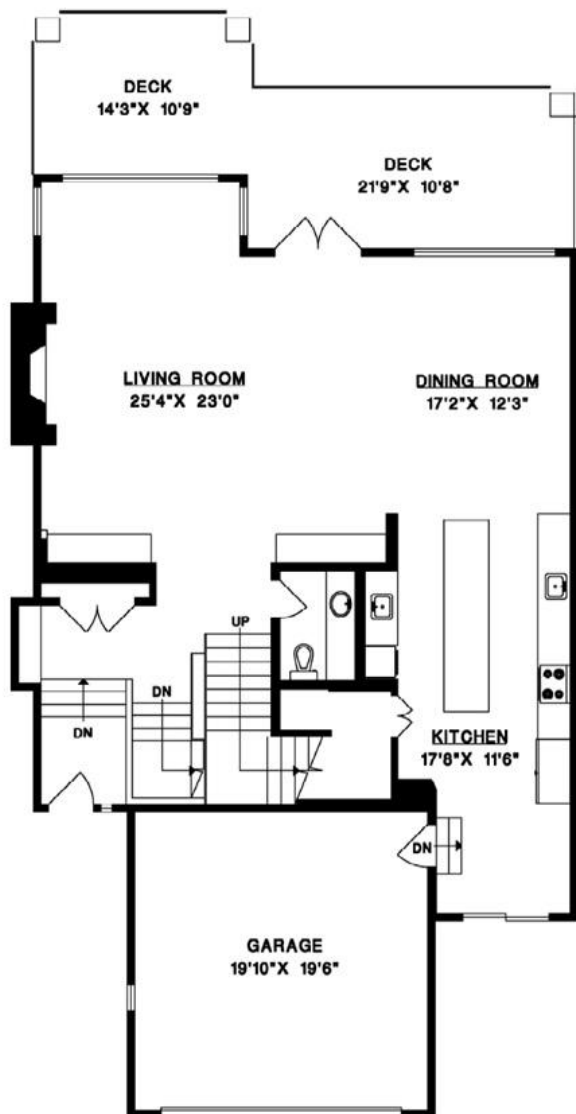
MAIN FLOOR 1,512 SQ.FT.  
UPPER FLOOR 338 SQ.FT.  
LOWER FLOOR 1,512 SQ.FT.

**TOTAL 3,362 SQ.FT.**

GARAGE 414 SQ.FT.  
DECK 394 SQ.FT.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



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