


4936 Meadfeild Road Offered at \$5,498,000

Offered for the first time, this exceptional one-owner residence in prestigious Headland Park is a rare and remarkable opportunity. One of the largest homes in the community, it features a full basement and an array of custom design elements throughout. Originally acquired pre-construction, the home was thoughtfully enhanced and tailored by its owner, including the acquisition of additional land from a neighbouring property, creating an expansive, private backyard oasis seldom found in this enclave. Offering 3 bedrooms, 4 bathrooms and 4,955 sq. ft. of living space. Other features include a Snaidero kitchen, Miele appliances and climate-controlled wine room.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		4936 MEADFIELD ROAD		Residential Attached					
R3136375		West Vancouver		\$5,498,000 (LP) 					
Board: V		Caulfeild		(SP) 					
Other		V7W 3J8							
		Sold Date:		If new,GST/HST inc?:					
		Meas. Type: Feet		Bedrooms: 3					
		Frontage(feet): 58.50		Bathrooms: 4					
		Frontage(metres): 17.83		Full Baths: 3					
		Depth / Size (ft.): 270.58 IRR		Half Baths: 1					
		Sq. Footage: 0.00		Original Price: \$5,498,000					
		Flood Plain:		Approx. Year Built: 2003					
		View: Yes :city and water views		Age: 23					
		Complex / Subdiv: Headland Park		Zoning: CD86					
		First Nation:		Gross Taxes: \$14,847.58					
		Services Connctd: Electricity, Natural Gas, Water		For Tax Year: 2025					
		Sewer Type: City/Municipal		Tax Inc. Utilities?:					
		Water Supply: City/Municipal		Tour: Virtual Tour URL					
Style of Home: 3 Storey		Total Parking: 4		Covered Parking: 2					
Construction: Frame - Wood		Parking: Garage; Double		Parking Access: Front					
Exterior: Stone, Stucco		Dist. to Public Transit: Near		Dist. to School Bus: Near					
Foundation: Concrete Perimeter		Title to Land: Freehold NonStrata							
Renovations:		Property Disc.: Yes							
# of Fireplaces: 2		Fixtures Leased: No							
R.I. Fireplaces:		Fixtures Rmvd: No							
Fireplace Fuel: Gas - Natural		Floor Finish: Hardwood, Wall/Wall/Mixed							
Fuel/Heating: Hot Water, Natural Gas, Radiant									
Outdoor Area: Balcny(s) Patio(s) Dck(s)									
Type of Roof: Wood									
Legal: LOT B, PLAN BCP32737, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT									
Amenities: Garden									
Site Influences: Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby									
Features: CltHwsh/Dryr/Frdg/Stve/DW, Microwave									
Finished Floor (Main): 1,957		Units in Development:		Tot Units in Strata:					
Finished Floor (Above): 1,233		Exposure:		Locker:					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name:		Stores in Building:					
Finished Floor (Below): 1,765		Maint Fee:		Mgmt. Co's #:					
Finished Floor (Basement): 0		Maint Fee Includes:		Council/Park Apprv?:					
Finished Floor (Total): 4,955 sq. ft.		Bylaws Restrictions:							
Unfinished Floor: 0		Restricted Age:		# of Pets:					
Grand Total: 4,955 sq. ft.		# or % of Rentals Allowed:		Cats:					
Suite:		Short Term(<1yr)Rnt/Lse Alwd?:		Dogs:					
Basement: None		Short Term Lse-Details:							
Crawl/Bsmt. Ht:									
# of Levels: 3									
# of Kitchens: 1									
# of Rooms: 16									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'9 x 17'7	Above	Bedroom	15'5 x 13'10	1	Main	2	No
Main	Dining Room	15'9 x 11'3	Above	Bedroom	15'5 x 12'10	2	Above	4	No
Main	Kitchen	21'2 x 14'11	Below	Recreation Room	31'5 x 18'11	3	Above	6	Yes
Main	Eating Area	13'5 x 8'2	Below	Den	17'8 x 10'11	4	Below	3	No
Main	Family Room	19'4 x 15'6	Below	Gym	19'3 x 10'10	5			
Main	Foyer	9'4 x 7'3	Below	Storage	17'2 x 8'8	6			
Above	Primary Bedroom	15'6 x 15'2	Below	Wine Room	9'1 x 6'7	7			
Above	Walk-In Closet	10'1 x 9'7	Below	Storage	9'9 x 6'3	8			
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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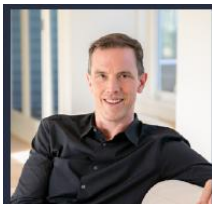
4936 MEADFIELD ROAD
NORTH VANCOUVER

MAIN FLOOR	1,957 SQ.FT.
UPPER FLOOR	1,233 SQ.FT.
LOWER FLOOR	1,765 SQ.FT.
TOTAL	4,955 SQ.FT.
GARAGE	537 SQ.FT.
BALCONY	82 SQ.FT.



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