


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.



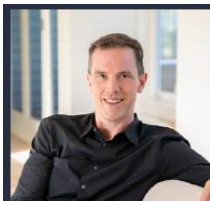
ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3136375 Board: V Other	4936 MEADFIELD ROAD West Vancouver Caulfeild V7W 3J8	Residential Attached \$5,498,000 (LP) (SP)																																																																																										
	Sold Date: Meas. Type: Feet Frontage(feet): 58.50 Frontage(metres): 17.83 Depth / Size (ft.): 270.58 IRR Sq. Footage: 12,796.00 Flood Plain: View: Yes : city and water views Complex / Subdiv: Headland Park First Nation Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal	If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 4 Full Baths: 3 Half Baths: 1 P.I.D.: 027-236-960 Original Price: \$5,498,000 Approx. Year Built: 2003 Age: 23 Zoning: CD86 Gross Taxes: \$14,847.58 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																										
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Stone, Stucco Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold NonStrata Property Disc.: Yes Fixtures Leased: No Rain Screen: Full Metered Water: R.I. Plumbing: Fixtures Rmvd: No Floor Finish: Hardwood, Wall/Wall/Mixed																																																																																											
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 Finished Floor (Above): 1,233 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,765 Finished Floor (Basement): 0 Finished Floor (Total): 4,955 sq. ft. Unfinished Floor: 0 Grand Total: 4,955 sq. ft.	Units in Development: Exposure: Mgmt. Co's Name: Maint Fee: Maint Fee Includes: Bylaws Restrictions: Restricted Age: # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: Short Term Lse-Details:	Tot Units in Strata: Storeys in Building: Mgmt. Co's #: Council/Park Apprv?: Locker: # of Pets: Cats: Dogs:																																																																																										
Suite: Basement: None Crawl/Bsmt. Ht.: # of Levels: 3 # of Kitchens: 1 # of Rooms: 17																																																																																												
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>17'9 x 17'7</td> <td>Above</td> <td>Bedroom</td> <td>15'5 x 13'10</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>15'9 x 11'3</td> <td>Above</td> <td>Bedroom</td> <td>15'5 x 12'10</td> <td>2</td> <td>Above</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>21'2 x 14'11</td> <td>Below</td> <td>Recreation Room</td> <td>31'5 x 18'11</td> <td>3</td> <td>Above</td> <td>6</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>13'5 x 8'2</td> <td>Below</td> <td>Den</td> <td>17'8 x 10'11</td> <td>4</td> <td>Below</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>19'4 x 15'6</td> <td>Below</td> <td>Gym</td> <td>19'3 x 10'10</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>9'4 x 7'3</td> <td>Below</td> <td>Storage</td> <td>17'2 x 8'8</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>15'6 x 15'2</td> <td>Below</td> <td>Wine Room</td> <td>9'1 x 6'7</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>10'1 x 9'7</td> <td>Below</td> <td>Storage</td> <td>9'9 x 6'3</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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					
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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.

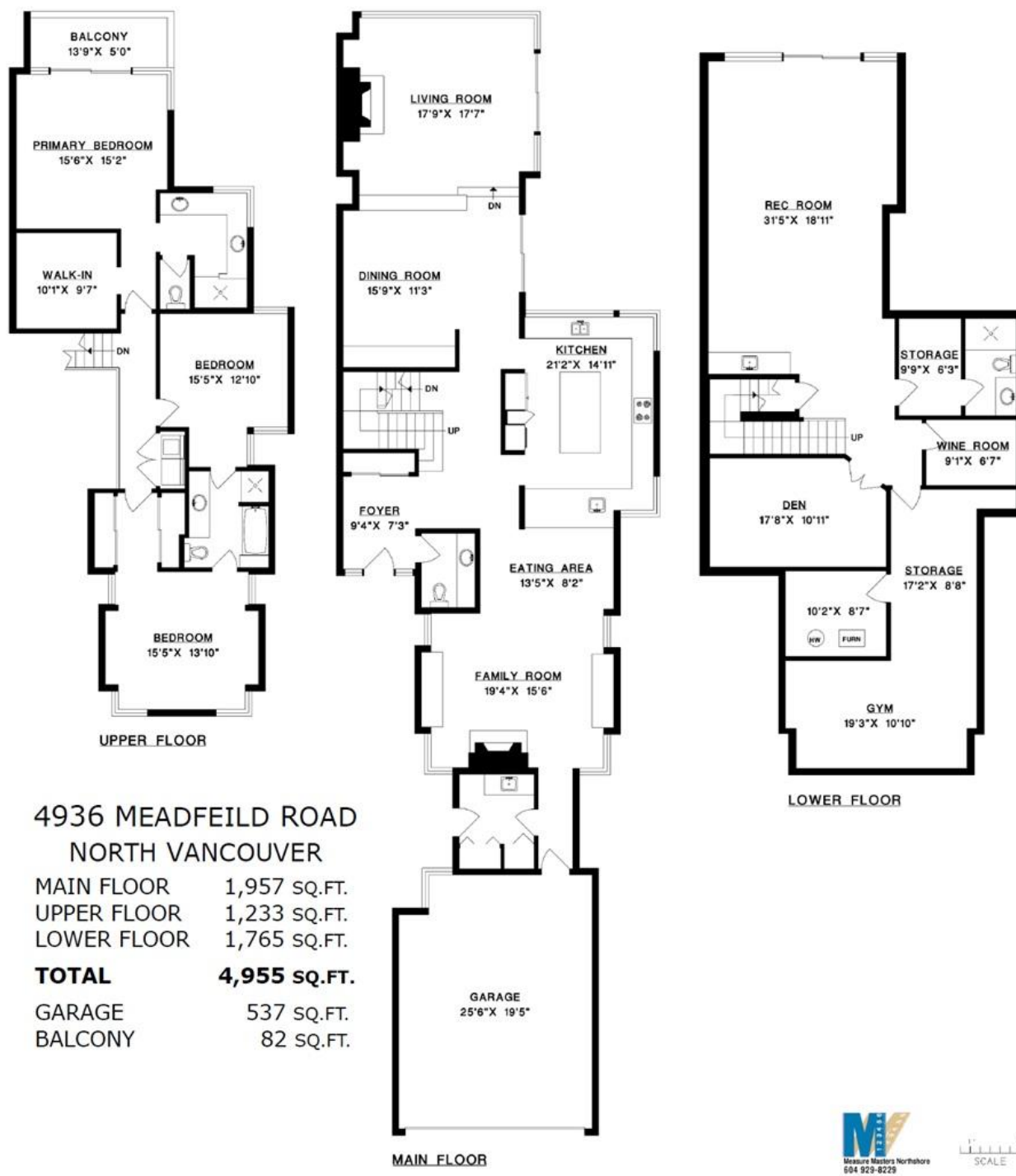
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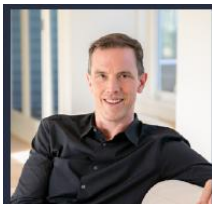
4936 MEADFIELD ROAD
NORTH VANCOUVER

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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