



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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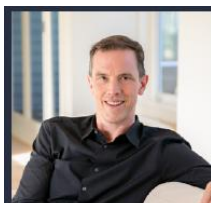
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3136375 Board: V Other		4936 MEADFEILD ROAD West Vancouver Caulfeild V7W 3J8		Residential Attached \$5,498,000 (LP) (SP) M					
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$5,498,000 Meas. Type: Feet Bedrooms: 3 Approx. Year Built: 2003 Frontage(feet): 58.50 Bathrooms: 4 Age: 23 Frontage(metres): 17.83 Full Baths: 3 Zoning: CD86 Depth / Size (ft.): 270.58 IRR Half Baths: 1 Gross Taxes: \$15,707.57 Sq. Footage: 12,796.00 For Tax Year: 2026 Flood Plain: _____ P.I.D.: 027-236-960 Tax Inc. Utilities?: _____ View: Yes : city and water views Tour: Virtual Tour URL Complex / Subdiv: Headland Park First Nation _____ Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal							
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Stone, Stucco Foundation: Concrete Perimeter Renovations: _____ Reno. Year: _____ # of Fireplaces: 2 R.I. Fireplaces: _____ Rain Screen: Full Fireplace Fuel: Gas - Natural Metered Water: _____ Fuel/Heating: Hot Water, Natural Gas, Radiant R.I. Plumbing: _____ 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 : 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: Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator, Wine Cooler									
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: _____		Tot Units in Strata: _____ Locker: _____ Storeys in Building: _____ Mgmt. Co's #: _____ Council/Park Apprv?: _____					
Suite: _____ Basement: None Crawl/Bsmt. Ht: _____ # of Levels: 3 # of Kitchens: 1 # of Rooms: 17		Bylaws Restrictions: _____ Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____ # or % of Rentals Allowed: _____ Short Term(<1yr)Rnt/Lse Alwd?: _____ Short Term Lse-Details: _____							
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.



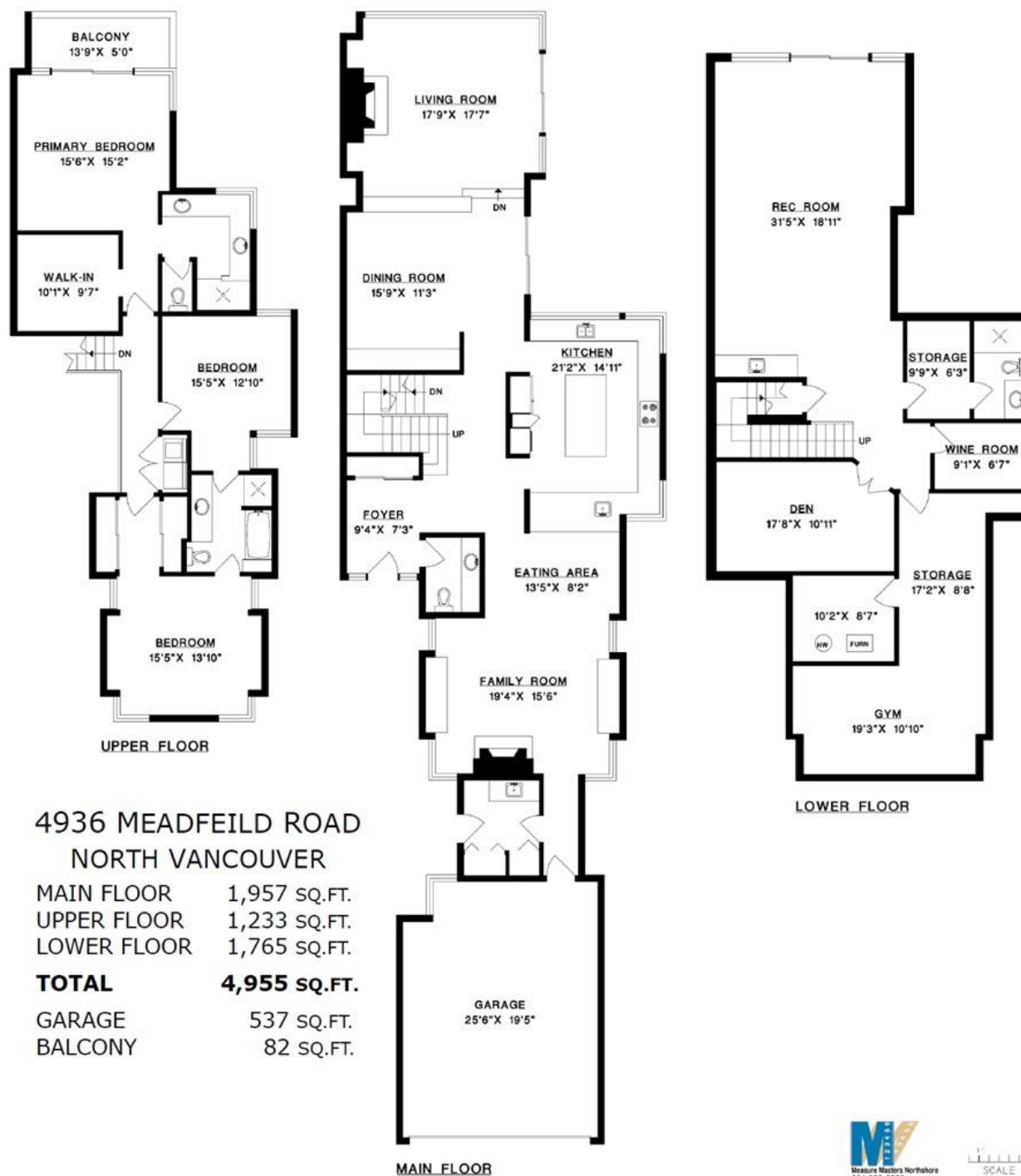
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