


## 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

<b>Active</b> <b>R3136375</b> Board: V Other		<b>4936 MEADFIELD ROAD</b> West Vancouver Caulfeild V7W 3J8		Residential Attached <b>\$5,498,000</b> (LP) (SP)																																																																																											
		Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>58.50</b> Frontage(metres): <b>17.83</b> Depth / Size (ft.): <b>270.58 IRR</b> Sq. Footage: <b>0.00</b> Flood Plain: View: <b>Yes : city and water views</b> Complex / Subdiv: <b>Headland Park</b> First Nation Services Connctd: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>		If new,GST/HST inc?: Bedrooms: <b>3</b> Bathrooms: <b>4</b> Full Baths: <b>3</b> Half Baths: <b>1</b> P.I.D.: <b>027-236-960</b> Original Price: <b>\$5,498,000</b> Approx. Year Built: <b>2003</b> Age: <b>23</b> Zoning: <b>CD86</b> Gross Taxes: <b>\$14,847.58</b> For Tax Year: <b>2025</b> Tax Inc. Utilities?: Tour: <b>Virtual Tour URL</b>																																																																																											
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stone, Stucco</b> Foundation: <b>Concrete Perimeter</b> Renovations: # of Fireplaces: <b>2</b> R.I. Fireplaces: Fireplace Fuel: <b>Gas - Natural</b> 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>		Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold NonStrata</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>		Reno. Year: Rain Screen: <b>Full</b> Metered Water: R.I. Plumbing: Legal: <b>LOT B, PLAN BCP32737, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b> Amenities: <b>Garden</b> Site Influences: <b>Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b> Features: <b>CltHwsh/Dryr/Frdg/Stve/DW, Microwave</b>																																																																																											
Finished Floor (Main): <b>1,957</b> Finished Floor (Above): <b>1,233</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>1,765</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>4,955 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>4,955 sq. ft.</b>		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: <b>None</b> Crawl/Bsmt. Ht: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>16</b>		<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): <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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BRG



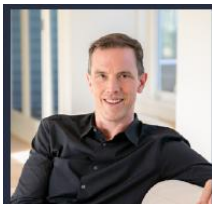
4936 MEADFIELD ROAD  
NORTH VANCOUVER

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



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