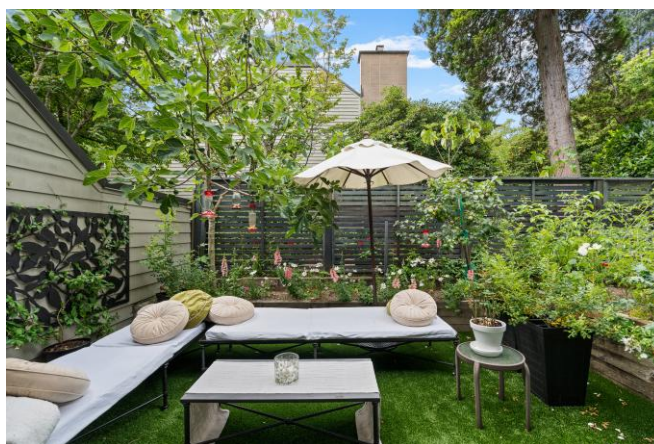




#12 – 4957 Marine Drive Offered at \$1,629,000

This gorgeous 2,246 sq. ft. 3–4 bedroom and loft home offers the comfort and feel of a detached house. Filled with natural light, it features hardwood floors, new carpeting, three updated bathrooms, vaulted ceilings, 264 sq. ft. of sun-drenched decks, and a large patio. The private outdoor space is a peaceful oasis with lush artificial turf, fig and apple trees, a vegetable garden, and a relaxing lounge area. Located in sought-after Caulfeild Cove, residents enjoy beautifully maintained gardens, an outdoor pool, and an exceptional location just steps to Lighthouse Park, Tiddley Cove, and transit. A must see!



ERIC CHRISTIANSEN
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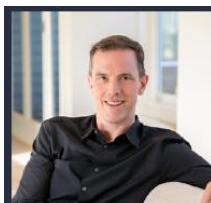
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3146754 Board: V Townhouse		12 4957 MARINE DRIVE West Vancouver Olde Caulfeild V7W 2P5		Residential Attached \$1,629,000 (LP) (SP)																																																																																										
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: : Complex / Subdiv: Caulfeild Cove First Nation Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal		If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 003-393-518 Original Price: \$1,629,000 Approx. Year Built: 1974 Age: 52 Zoning: CD74 Gross Taxes: \$5,071.79 For Tax Year: 2026 Tax Inc. Utilities?: Tour:																																																																																										
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt		Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Carport; Multiple Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Hardwood, Wall/Wall/Mixed		Legal: STRATA LOT 12, PLAN VAS117, DISTRICT LOT 811, 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: In Suite Laundry, Pool; Outdoor Site Influences: Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW																																																																																										
Finished Floor (Main): 931 Finished Floor (Above): 853 Finished Floor (AbvMain2): 462 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,246 sq. ft. Unfinished Floor: 0 Grand Total: 2,246 sq. ft.		Units in Development: 30 Exposure: Mgmt. Co's Name: C&C Property Group Maint Fee: \$850.00 Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility		Tot Units in Strata: Locker: No Storeys in Building: 3 Mgmt. Co's #: 604-987-9040 Council/Park Apprv?:																																																																																										
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 3 # of Kitchens: 1 # of Rooms: 9		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:		# of Pets: 2 Cats: Yes Dogs: Yes																																																																																										
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>20'0 x 14'4</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>14'2 x 9'6</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>16'7 x 9'4</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>11'11 x 5'7</td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>24'3 x 11'4</td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>13'1 x 9'7</td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10'9 x 10'9</td> </tr> <tr> <td>Abv Main 2</td> <td>Loft</td> <td>17'3 x 10'11</td> </tr> </tbody> </table>	Floor	Type	Dimensions	Main	Living Room	20'0 x 14'4	Main	Dining Room	14'2 x 9'6	Main	Kitchen	16'7 x 9'4	Main	Foyer	11'11 x 5'7	Above	Primary Bedroom	24'3 x 11'4	Above	Bedroom	13'1 x 9'7	Above	Bedroom	10'9 x 10'9	Abv Main 2	Loft	17'3 x 10'11	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Abv Main 2</td> <td>Storage</td> <td>24'2 x 6'0</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> </tbody> </table>	Floor	Type	Dimensions	Abv Main 2	Storage	24'2 x 6'0			x			x			x			x			x			x			x	<table border="1"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>2</td> <td>Above</td> <td>4</td> <td>No</td> </tr> <tr> <td>3</td> <td>Above</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Bath	Floor	# of Pieces	Ensuite?	1	Main	2	No	2	Above	4	No	3	Above	3	Yes	4				5				6				7				8				Listing Broker(s): Bellevue Realty Group	
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Full video tour at www.ericchristiansen.com

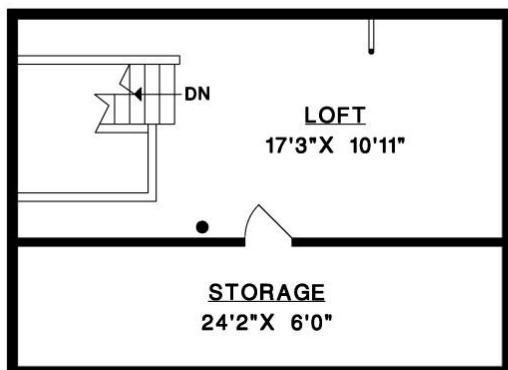
All information contained herein is deemed to be accurate but should not be relied upon without verification.

**ERIC CHRISTIANSEN**

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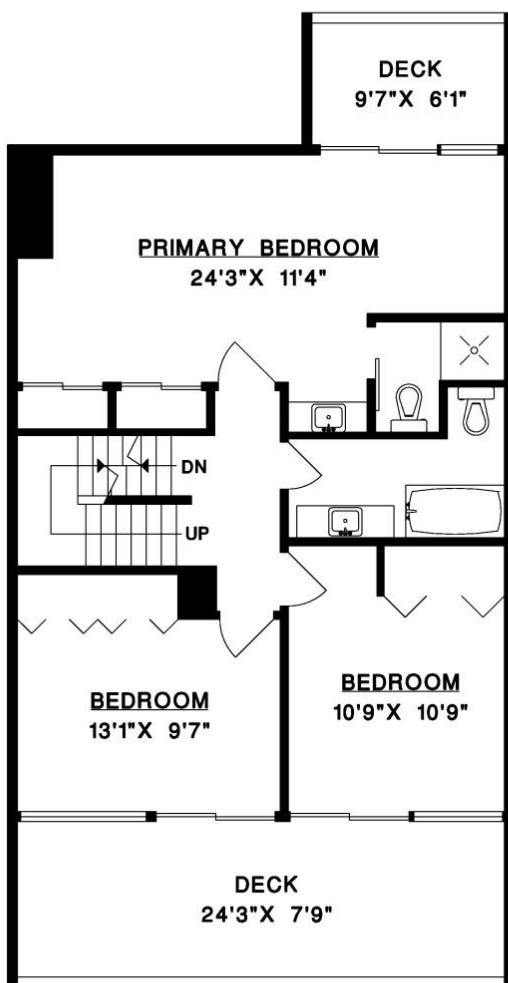
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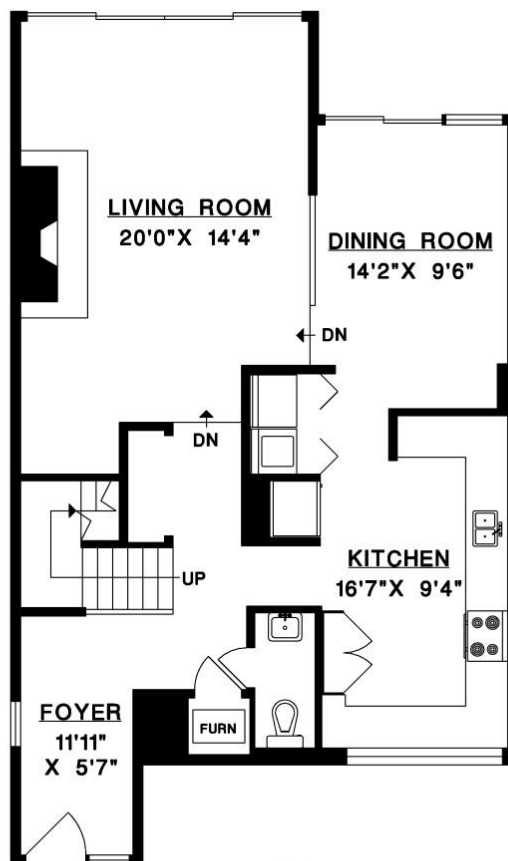
TOP FLOOR

#12 - 4957 MARINE DRIVE
WEST VANCOUVER

MAIN FLOOR	931 SQ.FT.
UPPER FLOOR	853 SQ.FT.
TOP FLOOR	462 SQ.FT.
TOTAL	2,246 SQ.FT.
DECKS	264 SQ.FT.



UPPER FLOOR



MAIN FLOOR



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