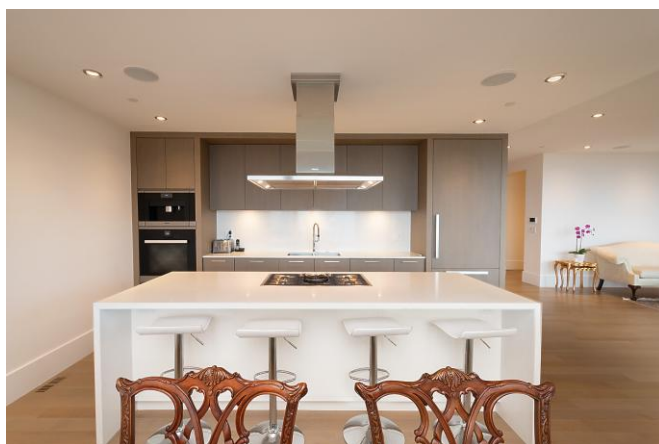




3028 Burfield Place Offered at \$3,590,000

Panoramic views are enjoyed from this luxurious 4 bedroom, 4 bathroom home in prestigious Mulgrave Park. Enjoy 3,225 sq. ft. of luxury on 3 levels with deluxe kitchen, spa inspired bathrooms and spacious bedrooms. Situated on a 7,193 sq. ft. easy care property just minutes from exclusive Mulgrave Private School. A must see.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3148277

Board: V
1/2 Duplex

3028 BURFIELD PLACE

West Vancouver
Cypress Park Estates
V7S 0A9

Residential Attached

\$3,590,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,590,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2016**
 Frontage(feet): **52.16** Bathrooms: **4** Age: **10**
 Frontage(metres): **15.90** Full Baths: **3** Zoning: **CD3**
 Depth / Size (ft.): **142.43 IRR** Half Baths: **1** Gross Taxes: **\$11,863.94**
 Sq. Footage: **7,193.50** For Tax Year: **2026**
 Flood Plain: P.I.D.: **029-473-641** Tax Inc. Utilities?:
 View: **Yes : beautiful city & water views** Tour:
 Complex / Subdiv: **Mulgrave 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: **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: **Metal**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

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: :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood**

Legal: **LOT 2, PLAN EPP36310, DISTRICT LOT 817, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

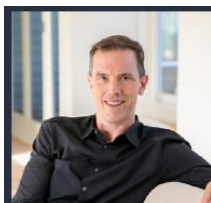
Finished Floor (Main): 1,308	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 613	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 1,304	Maint Fee:	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 3,225 sq. ft.			
Unfinished Floor: 0			
Grand Total: 3,225 sq. ft.	Bylaws Restrictions:	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	23'6" x 15'9"	Below	Primary Bedroom	16'10" x 16'1"	1	Main	2	No
Main	Dining Room	16'1" x 10'0"	Below	Walk-In Closet	8'9" x 5'10"	2	Above	3	No
Main	Kitchen	16'7" x 9'3"	Below	Bedroom	14'1" x 11'5"	3	Below	5	Yes
Main	Laundry	12'0" x 6'5"	Below	Bedroom	10'7" x 9'9"	4	Below	4	No
Main	Storage	7'0" x 4'5"	Below	Storage	9'2" x 4'6"	5			
Main	Foyer	7'3" x 6'11"			x	6			
Above	Family Room	16'1" x 11'3"			x	7			
Above	Bedroom	12'7" x 10'9"			x	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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**3028 BURFIELD PLACE
WEST VANCOUVER**

MAIN FLOOR	1,308 SQ.FT.
UPPER FLOOR	613 SQ.FT.
LOWER FLOOR	1,304 SQ.FT.
TOTAL	3,225 SQ.FT.
GARAGE	482 SQ.FT.
DECKS	284 SQ.FT.



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