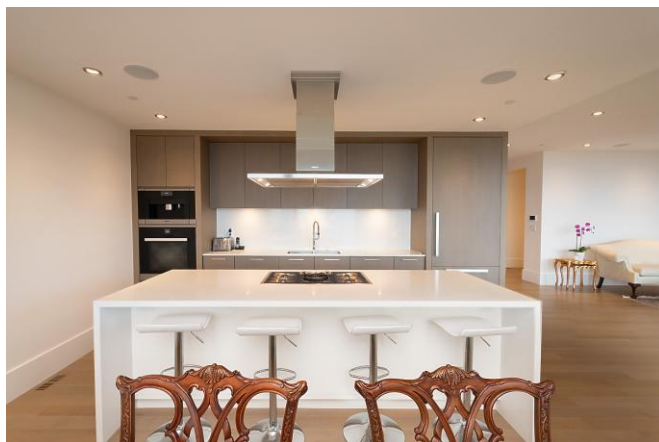




3028 Burfield Place Offered at \$3,590,000

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
R3146128
 Board: V
 House/Single Family

3028 BURFIELD PLACE

West Vancouver
 Cypress Park Estates
 V7S 0A9

Residential Detached

\$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: **142.43 IRR** Half Baths: **1** Gross Taxes: **\$11,863.94**
 Lot Area (sq.ft.): **7,193.50** Rear Yard Exp: **Southeast** For Tax Year: **2026**
 Lot Area (acres): **0.17** P.I.D.: **029-473-641** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: beautiful city and water views**
 Complex/Subdiv: **Mulgrave Park**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **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: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Paving Stone**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 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, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,308	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	613	Main	Living Room	23'63 x 15'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'1 x 10'0			x	Main 2
Finished Floor (Below):	1,304	Main	Kitchen	16'7 x 9'3			x	Above 3
Finished Floor (Basement):	0	Main	Laundry	12'0 x 6'5			x	Below 5
		Main	Storage	7'0 x 4'5			x	Below 4
Finished Floor (Total):	3,225 sq. ft.	Main	Foyer	7'3 x 6'11			x	
Unfinished Floor:	0	Above	Family Room	16'1 x 11'3			x	
Grand Total:	3,225 sq. ft.	Above	Bedroom	12'7 x 10'9			x	
		Below	Primary Bedroom	16'10 x 16'1			x	
		Below	Walk-In Closet	8'9 x 5'10			x	
		Below	Bedroom	14'1 x 11'5			x	
		Below	Bedroom	10'7 x 9'9			x	
		Below	Storage	9'2 x 4'6			x	

Suite:
 Basement: **None**

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **13**

Manuf Type:
 MHR#:

Registered in MHR?:
 CSA/BCE:

PAD Rental:
 Maint. Fee:

ByLaw Restrictions:

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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