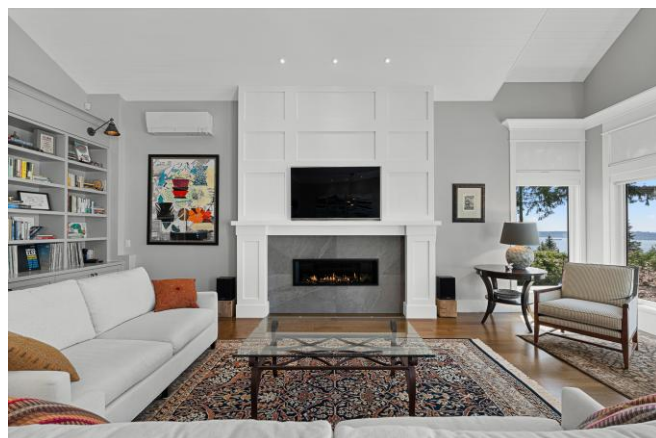




#2 – 5402 West Vista Court Offered at \$3,729,000

Located in the most exclusive portion of Edenshaw with only 6 homes on this private cul-de-sac off West Vista Court. This is the largest Edenshaw unit at 3,362 sq.ft. that I have seen and boasts a \$1,000,000 + renovation that includes new kitchens, bathrooms, flooring, ceiling detail, windows, air conditioning, decks, and far too much more to list. Enjoy stunning views from most rooms of this 3 bedroom, 2.5 bathroom luxurious home.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R3162142

Board: V

Townhouse

2 5402 WEST VISTA COURT

West Vancouver

Upper Caulfeild

V7W 3H3

Residential Attached

\$3,729,000 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: 0.00

Flood Plain:

View:

Complex / Subdiv: Edenshaw

First Nation

Services Connctd: Electricity, Natural Gas, Water

Sewer Type: City/Municipal

If new,GST/HST inc?:

Bedrooms: 3

Bathrooms: 3

Full Baths: 2

Half Baths: 1

P.I.D.: 023-350-881

Original Price: \$3,729,000

Approx. Year Built: 1996

Age: 30

Zoning: CD86

Gross Taxes: \$9,456.97

For Tax Year: 2026

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Style of Home: 3 Storey

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Renovations: Completely

of Fireplaces: 1

Fireplace Fuel: Gas - Natural

Fuel/Heating: Hot Water, Natural Gas, Radiant

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

Title to Land: Freehold Strata

Property Disc.: Yes

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: Hardwood, Wall/Wall/Mixed

Reno. Year: 2018

Rain Screen:

Metered Water:

R.I. Plumbing:

Legal: STRATA LOT 31, PLAN LMS2319, DISTRICT LOT 890, 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: Air Cond./Central, In Suite Laundry

Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave

Finished Floor (Main): 1,512

Finished Floor (Above): 338

Finished Floor (AbvMain2): 0

Finished Floor (Below): 1,512

Finished Floor (Basement): 0

Finished Floor (Total): 3,362 sq. ft.

Unfinished Floor: 0

Grand Total: 3,362 sq. ft.

Suite:

Basement:None

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels: 3

of Rooms: 9

Units in Development:

Exposure: Southwest

Mgmt. Co's Name: Stratawest Management Ltd.

Maint Fee: \$1,249.35

Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water

Tot Units in Strata: 35

Storeys in Building:

Mgmt. Co's #: 604-904-9595

Council/Park Apprv?:

Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: Yes

Short Term Lse-Details: Minimum 30 day rental

Floor

Main

Main

Main

Above

Below

Below

Below

Below

Type

Living Room

Dining Room

Kitchen

Loft

Primary Bedroom

Bedroom

Bedroom

Bedroom

Laundry

Dimensions

25'4 x 23'0

17'2 x 12'3

17'8 x 11'6

20'2 x 16'2

14'11 x 13'2

18'2 x 11'7

16'3 x 9'8

12'11 x 9'6

Floor

Below

Type

Storage

Dimensions

10'7 x 4'9

x

x

x

x

x

x

x

Bath

1

2

3

4

5

6

7

8

Floor

Main

Below

Below

of Pieces

2

7

4

Ensuite?

No

Yes

No

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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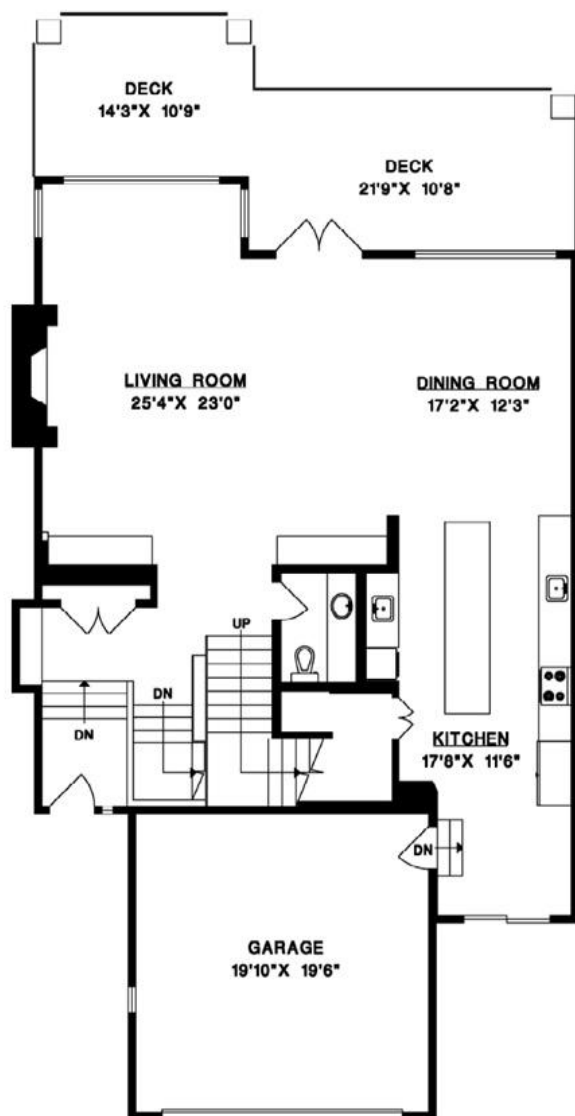
BRG

#2 - 5402 WEST VISTA COURT WEST VANCOUVER

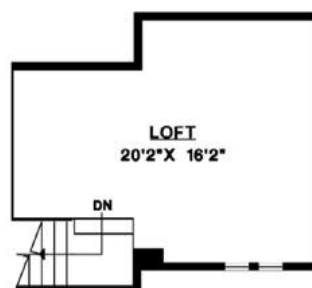
MAIN FLOOR 1,512 SQ.FT.
UPPER FLOOR 338 SQ.FT.
LOWER FLOOR 1,512 SQ.FT.

TOTAL 3,362 SQ.FT.

GARAGE 414 SQ.FT.
DECK 394 SQ.FT.



MAIN FLOOR



UPPER FLOOR



LOWER FLOOR



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