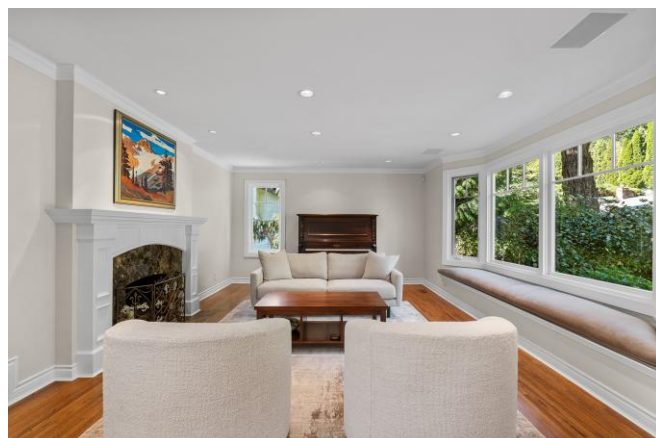




4638 Caulfeild Drive Offered at \$2,980,000

This gorgeous family home has not been for sale since 1999. Completely renovated to perfection by the current owners in 2011 and recently refreshed with new paint inside and out. Offering 3 bedrooms, 4 bathrooms, and 3,824 sq. ft. of living space. Situated on a sunny 12,350 sq. ft. property with completely level front and back yards. This is the perfect family home, just steps to Caulfeild Elementary school and minutes to Rockridge High School and Caulfeild Village.



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Active
R3170019
 Board: V
 House/Single Family

4638 CAULFEILD DRIVE

West Vancouver
 Caulfeild
 V7W 1E8

Residential Detached

\$2,980,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,980,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1961**
 Frontage(feet): **80.51** Bathrooms: **4** Age: **65**
 Frontage(metres): **24.54** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **159.02 IRR** Half Baths: **1** Gross Taxes: **\$7,529.96**
 Lot Area (sq.ft.): **12,350.00** Rear Yard Exp: **Southeast** For Tax Year: **2026**
 Lot Area (acres): **0.28** P.I.D.: **009-365-931** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

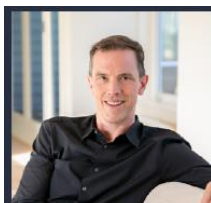
Style of Home: **3 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Wood** Driveway Finish: **Aggregate**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: **Completely** Reno. Year: **2011** Property Disc.: **No**
 # of Fireplaces: **3** R.I. Fireplaces: Rain Screen: **No** Fixtures Leased: **No :**
 Fireplace Fuel: **Natural Gas, Wood** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas, Radiant** R.I. Plumbing: Fixtures Rmvd: **No :**
 Outdoor Area: **Patio(s) & Deck(s)** Floor Finish: **Hardwood, Tile**
 Type of Roof: **Wood**

Legal: **LOT 3, BLOCK 12, PLAN VAP10784, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Garden**Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In**

Finished Floor (Main):	1,317	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,492	Main	Living Room	17'10 x 13'5	Above	Storage	6'9 x 5'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'8 x 11'11	Below	Recreation Room	20'5 x 12'4	Main 2
Finished Floor (Below):	1,015	Main	Kitchen	15'1 x 12'0	Below	Workshop	17'9 x 12'1	Above 5
Finished Floor (Basement):	0	Main	Eating Area	13'6 x 10'5	Below	Storage	12'9 x 11'7	Above 4
Finished Floor (Total):	3,824sq. ft.	Main	Family Room	14'10 x 11'7	Below	Laundry	11'4 x 8'0	Below 3
Unfinished Floor:	0	Main	Mud Room	11'8 x 7'1			x	
Grand Total:	3,824sq. ft.	Above	Primary Bedroom	15'10 x 12'7			x	
		Above	Walk-In Closet	12'9 x 7'8			x	
		Above	Bedroom	13'5 x 10'5			x	
		Above	Walk-In Closet	10'1 x 8'1			x	
		Above	Bedroom	11'6 x 10'5			x	
		Above	Den	12'96 x 10'1			x	
		Above	Office	11'6 x 9'0			x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 18	MHR#:		CSA/BCE:	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.

**ERIC CHRISTIANSEN**

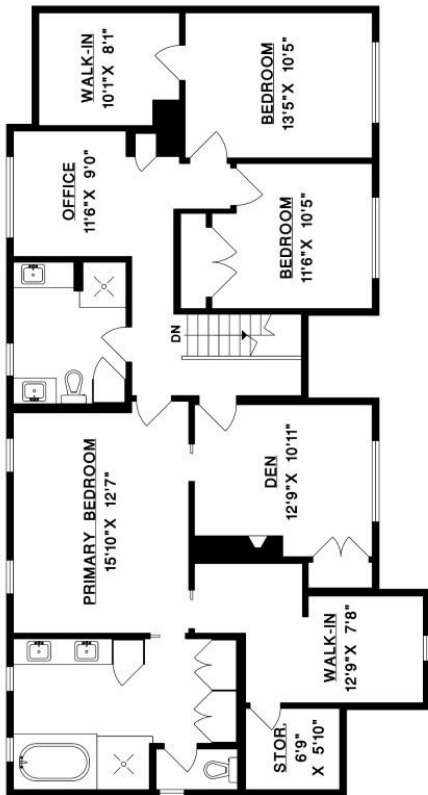
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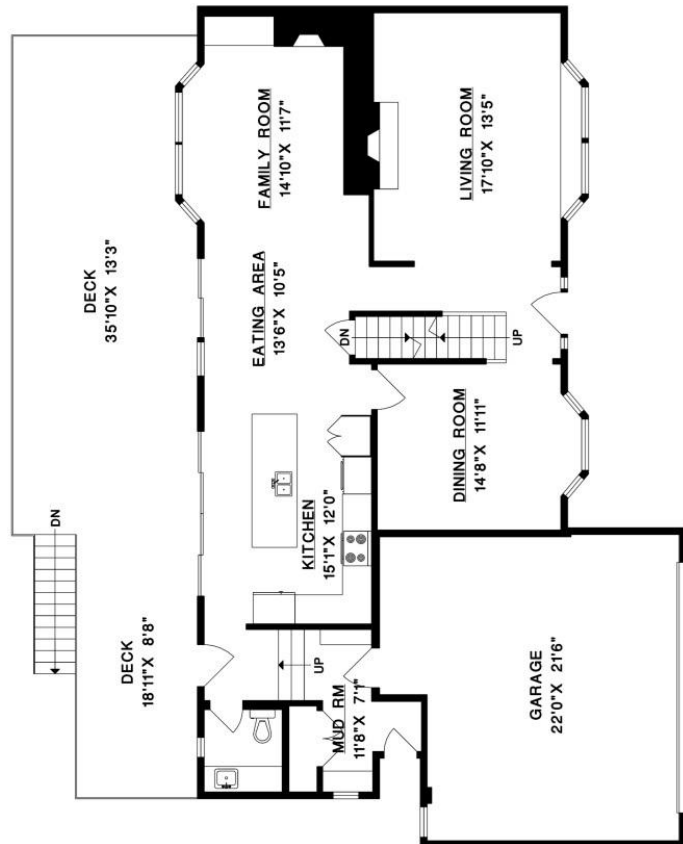
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4638 CAULFEILD DRIVE
WEST VANCOUVER

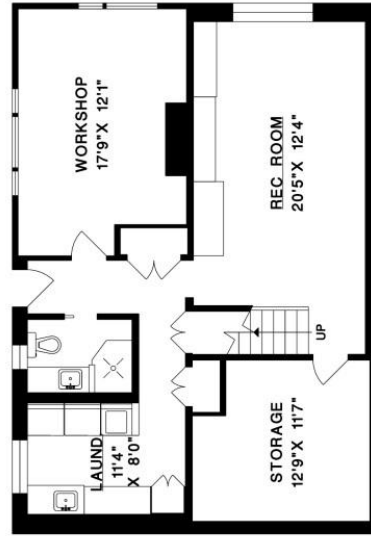
MAIN FLOOR 1,317 SQ.FT.
UPPER FLOOR 1,492 SQ.FT.
LOWER FLOOR 1,015 SQ.FT.
TOTAL 3,824 SQ.FT.
GARAGE 463 SQ.FT.
DECK 630 SQ.FT.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



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BRG

4638 Caulfeild Drive – Updates and Improvements

Professionally guided by interior designer Mary Halliday, with AE Construction Ltd. as general contractor and architectural renderings by Synthesis Design (www.synthesisdesign.ca), this comprehensive renovation (2011) encompassed the entire home and included:

- Interior walls stripped to the studs, allowing for a complete modernization of the home's systems and finishes
- All windows and glass doors replaced with custom Latko wood-frame, double-glazed units
- Existing oak hardwood floors professionally refinished throughout
- All plumbing and plumbing fixtures replaced
- New and upgraded lighting throughout the home
- Original gas furnace replaced with a high-efficiency Carrier gas furnace
- In-floor radiant heating installed in tiled areas
- Domestic hot water system upgraded to a high-capacity Navien on-demand system
- Insulation throughout upgraded to current standards
- Fire and intrusion alarm system comprehensively updated by Aslan Alarms, including new low-voltage wiring for internet, television, sound/entertainment, alarm sensors, and the central control system
- New modernized blinds installed throughout

MAIN FLOOR

Kitchen

- Completely modernized and reconfigured with custom cabinetry and polished granite countertops
- High-quality Viking appliances and Sub-Zero refrigerator
- Replaced tile with hardwood flooring
- New make-up air unit

Mudroom

- Reconfigured for enhanced functionality and storage
- Heated tile flooring with in-floor radiant heat
- Improved forced-air venting.
- New built-in millwork and closet

Powder Room

- Completely updated with new millwork, sink and faucet
- wall-mounted toilet
- marble countertop and full-width mirror



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BELLEVUE Realty Group®**Family Room**

- New gas fireplace and custom entertainment millwork
- Wide-screen TV with integrated sound system and speakers

Outdoor Deck

- Expanded to the full length of the house
- New wider-plank decking, fastened from below and new railing system with glass panels
- Natural gas outlet for barbecue

Additional Main Floor Improvements

- **Garage (2025):** Garage door and mechanical/electronic operating system replaced
- **Living Room (2003):** Fireplace mantle and hearth updated; living room mouldings installed

UPPER FLOOR**Stairway**

- Completely rebuilt, including framing, risers, flooring and balustrades

Primary Bathroom

- Completely rebuilt with custom cabinetry, marble countertop and full-width mirror
- Oversized bathtub, glass-enclosed shower with rain shower feature
- New floor tile with in-floor radiant heat

Walk-In Closet

- Completely rebuilt with new cabinetry and California Closet organization system

Ensuite Den

- New gas fireplace

Secondary Bathroom

- Completely rebuilt with higher vaulted ceiling and double-sink configuration
- New cabinetry and marble countertops
- Glass-enclosed shower with rain shower feature
- New floor tile with in-floor radiant heat



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BELLEVUE Realty Group®**Secondary Bedrooms**

- California Closet systems installed
- Previously undeveloped attic space converted into a walk-in closet

Office Area

- New linen closet installed

LOWER FLOOR**Stairway**

- Completely rebuilt, including framing, risers, flooring and balustrades

Recreation / Entertainment Room

- Completely rebuilt with new cabinetry and flooring
- New floor tiling with in-floor radiant heat
- Wide-screen entertainment system with integrated sound

Bathroom

- Completely rebuilt with new cabinetry, sink and countertop
- Glass-enclosed shower
- New floor tile with in-floor radiant heat

Laundry Room

- Completely rebuilt and designed for maximum functionality
- New cabinetry, countertops and utility sink
- High-quality washer and dryer
- Dedicated drying closet
- Storage closet and under-stair storage
- New floor tile with in-floor radiant heat
- Dedicated desk/work area



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