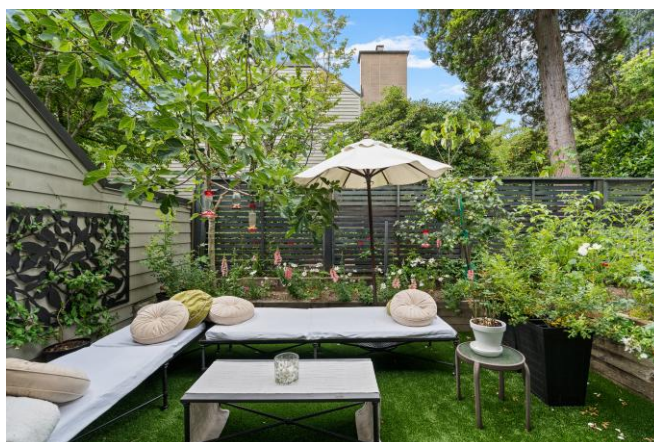




#12 – 4957 Marine Drive Offered at \$1,529,000

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
eric@ericchristiansen.com

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

Active
R3178555
Board: V
Townhouse

12 4957 MARINE DRIVE

West Vancouver
Olde Caulfeild
V7W 2P5

Residential Attached

\$1,529,000 (LP)

(SP)



Sold Date:		If new,GST/HST inc?:	Original Price: \$1,529,000
Meas. Type:	Feet	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet):		Bathrooms: 3	Age: 52
Frontage(metres):		Full Baths: 2	Zoning: CD74
Depth / Size (ft.):		Half Baths: 1	Gross Taxes: \$5,071.79
Sq. Footage:	0.00		For Tax Year: 2026
Flood Plain:		P.I.D.: 003-393-518	Tax Inc. Utilities?:
View:	:		Tour: Virtual Tour URL
Complex / Subdiv:	Caulfeild Cove		
First Nation Reserve:			
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: **Asphalt**

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

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	Tot Units in Strata:
Exposure:	Storeys in Building: 3
Mgmt. Co's Name: C&C Property Group	Mgmt. Co's #: 6
Maint Fee: \$850.00	Council/Park Apprv?:
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?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2**

or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: 2 Cats: Yes Dogs: Yes

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20'0" x 14'4"	Abv Main 2	Storage	24'2" x 6'0"	1	Main	2	No
Main	Dining Room	14'2" x 9'6"			x	2	Above	4	No
Main	Kitchen	16'7" x 9'4"			x	3	Above	3	Yes
Main	Foyer	11'11" x 5'7"			x	4			
Above	Primary Bedroom	24'3" x 11'4"			x	5			
Above	Bedroom	13'1" x 9'7"			x	6			
Above	Bedroom	10'9" x 10'9"			x	7			
Abv Main 2	Loft	17'3" x 10'11"			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.



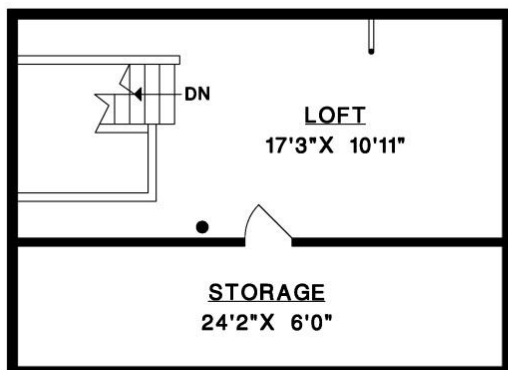
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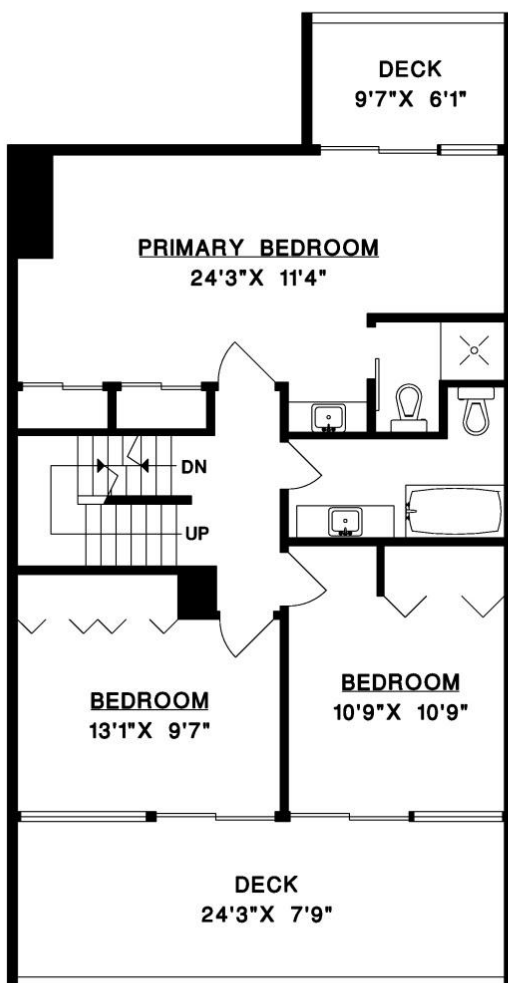
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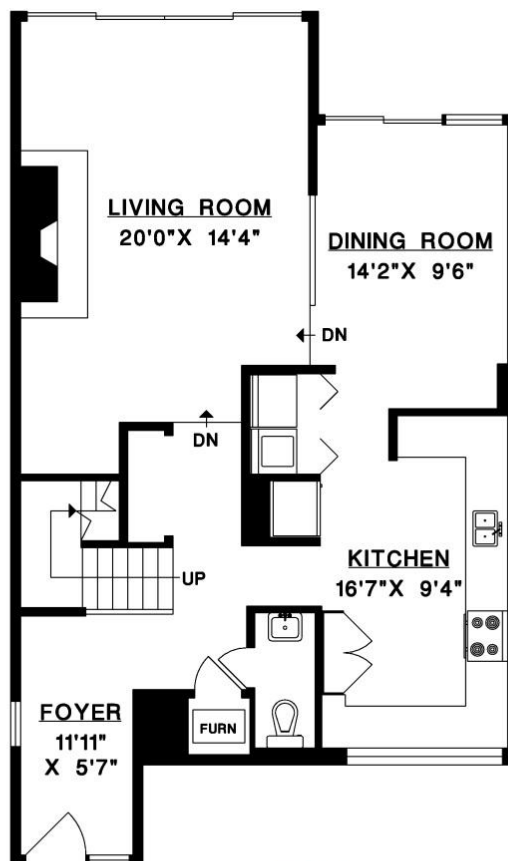
TOP FLOOR

#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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