BELLEVUE Realty Group®

4555 Piccadilly North Offered at $9,990,000

Enjoy luxury living in this spectacular 12,164 sq. ft. residence in the heart of Caulfeild. A $2.7 million renovation designed by McLeod Bovel was just completed with a contemporary transformation throughout. The main floor offers open plan living including a deluxe kitchen with separate fry kitchen, incredible 2 level office with spiral staircase and soaring ceilings with French doors opening to a huge sun-drenched patio. The upper floor features 5 bedrooms – 3 with lofts, 5 bathrooms and a huge home office or living space for nanny or in-laws. The impressive lower level offers a gym, sauna, steam room, media room, games room, climate-controlled wine room, bar and too much more to list. The 33,715 sq. ft. property boasts a professionally landscaped back yard, swimming pool, 4 car garage and level auto court with gated entrance. This mansion is truly a rare offering in an incredible neighbourhood.

ERIC CHRISTIANSEN

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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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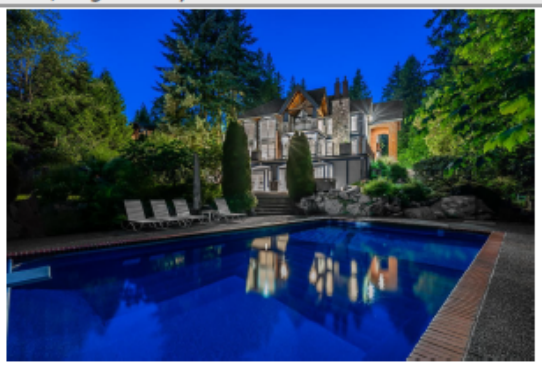
Active
R2647233
Board: V
House/Single Family

4555 PICCADILLY NORTH ROAD

West Vancouver
Caulfeild
V7W 1E1

Residential Detached
$9,990,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$9,990,000**
Meas. Type:	**Feet**	Bedrooms:	**7**	Approx. Year Built:	**2004**
Frontage(feet):	**262.47**	Bathrooms:	**10**	Age:	**18**
Frontage(metres):	**80.00**	Full Baths:	**7**	Zoning:	**RS2**
Depth / Size:	**115 IRR**	Half Baths:	**3**	Gross Taxes:	**$31,108.94**
Lot Area (sq.ft.):	**33,715.00**	Rear Yard Exp:	**West**	For Tax Year:	**2021**
Lot Area (acres):	**0.77**	P.I.D.:	**008-917-264**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	**Virtual Tour URL**

View: **Yes: city and water views**
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations: **Completely** Reno. Year: **2020**
# of Fireplaces: **3** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas, Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Garage; Single, Garage; Triple**
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, Tile**

Legal: **LOT 2, BLOCK 10, PLAN VAP12269, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	3,641
Finished Floor (Above):	4,300
Finished Floor (AbvMain2):	0
Finished Floor (Below):	4,223
Finished Floor (Basement):	0
Finished Floor (Total):	12,164 sq. ft.
Unfinished Floor:	0
Grand Total:	12,164 sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **30**

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x15'7	Above	Bedroom	16'1 x 12'4
Main	Dining Room	19'2 x13'9	Above	Bedroom	16'2 x 11'7
Main	Kitchen	18'8 x16'11	Above	Bedroom	15'8 x 12'3
Main	Eating Area	13'7 x11'3	Above	Living Room	27'7 x 17'0
Main	Family Room	22'6 x22'6	Above	Flex Room	20'2 x 17'5
Main	Office	19'5 x16'0	Above	Den	16'0 x 12'4
Main	Bedroom	12'9 x11'11	Above	Loft	16'9 x 10'10
Main	Laundry	14'1 x9'2	Above	Loft	11'10 x 9'1
Main	Mud Room	11'7 x8'8	Below	Recreation Room	26'11 x 25'3
Main	Foyer	29'6 x14'2	Below	Playroom	24'10 x 13'5
Above	Master Bedroom	24'2 x18'7	Below	Games Room	17'8 x 12'10
Above	Walk-In Closet	18'8 x5'0	Below	Media Room	22'4 x 18'5
Above	Bedroom	19'5 x14'0	Below	Gym	21'5 x 11'10

Bathrooms	
Floor	#Pcs
Main	2
Main	2
Above	6
Above	4
Above	4
Above	4
Above	3
Below	2
Below	3
Below	3

Manuf Type: Registered in MHR?: PAD Rental:
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.

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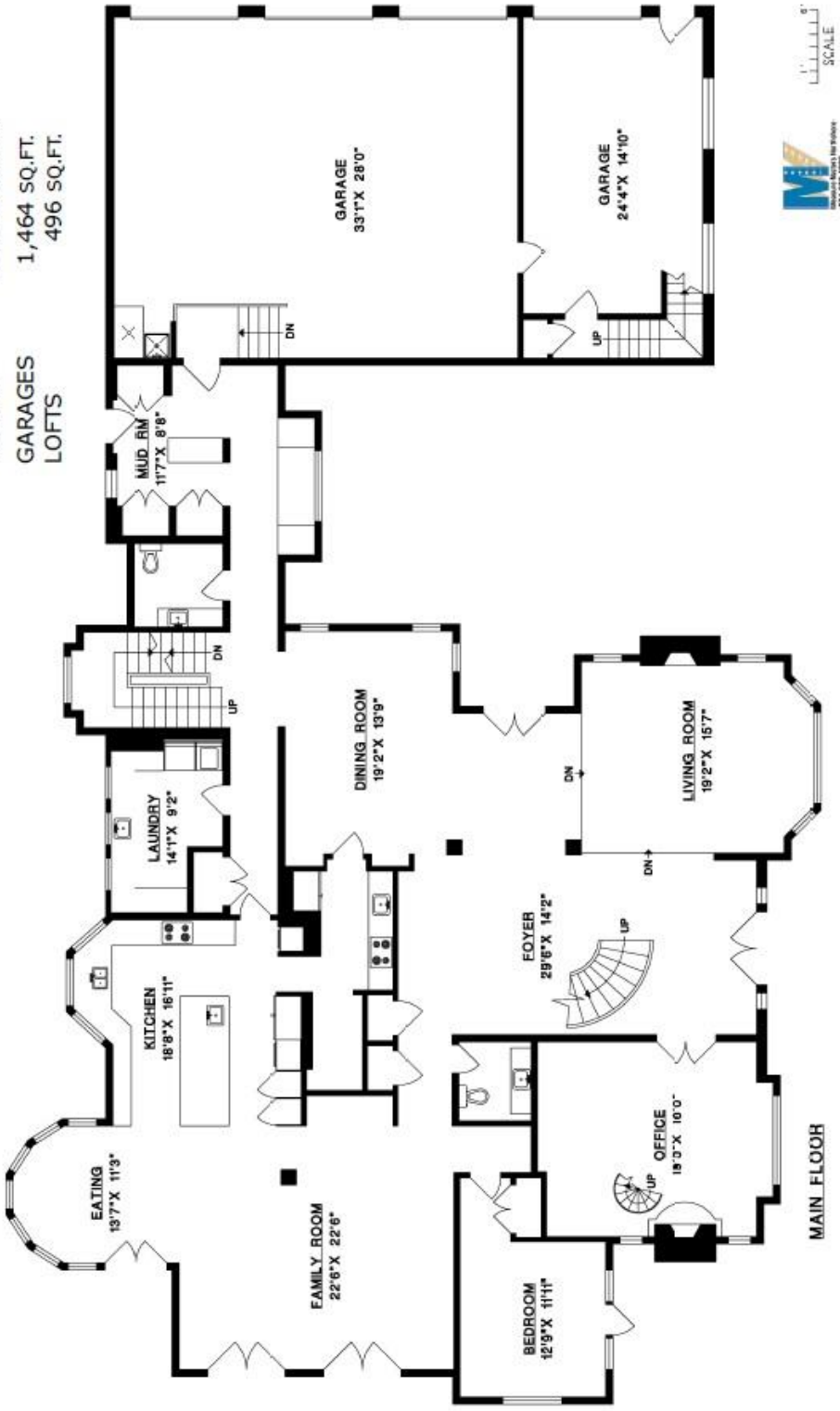
WEST VANCOUVER

MAIN FLOOR	3,641 SQ.FT.
UPPER FLOOR	4,300 SQ.FT.
LOWER FLOOR	4,223 SQ.FT.
TOTAL	**12,164 SQ.FT.**
GARAGES	1,464 SQ.FT.
LOFTS	496 SQ.FT.



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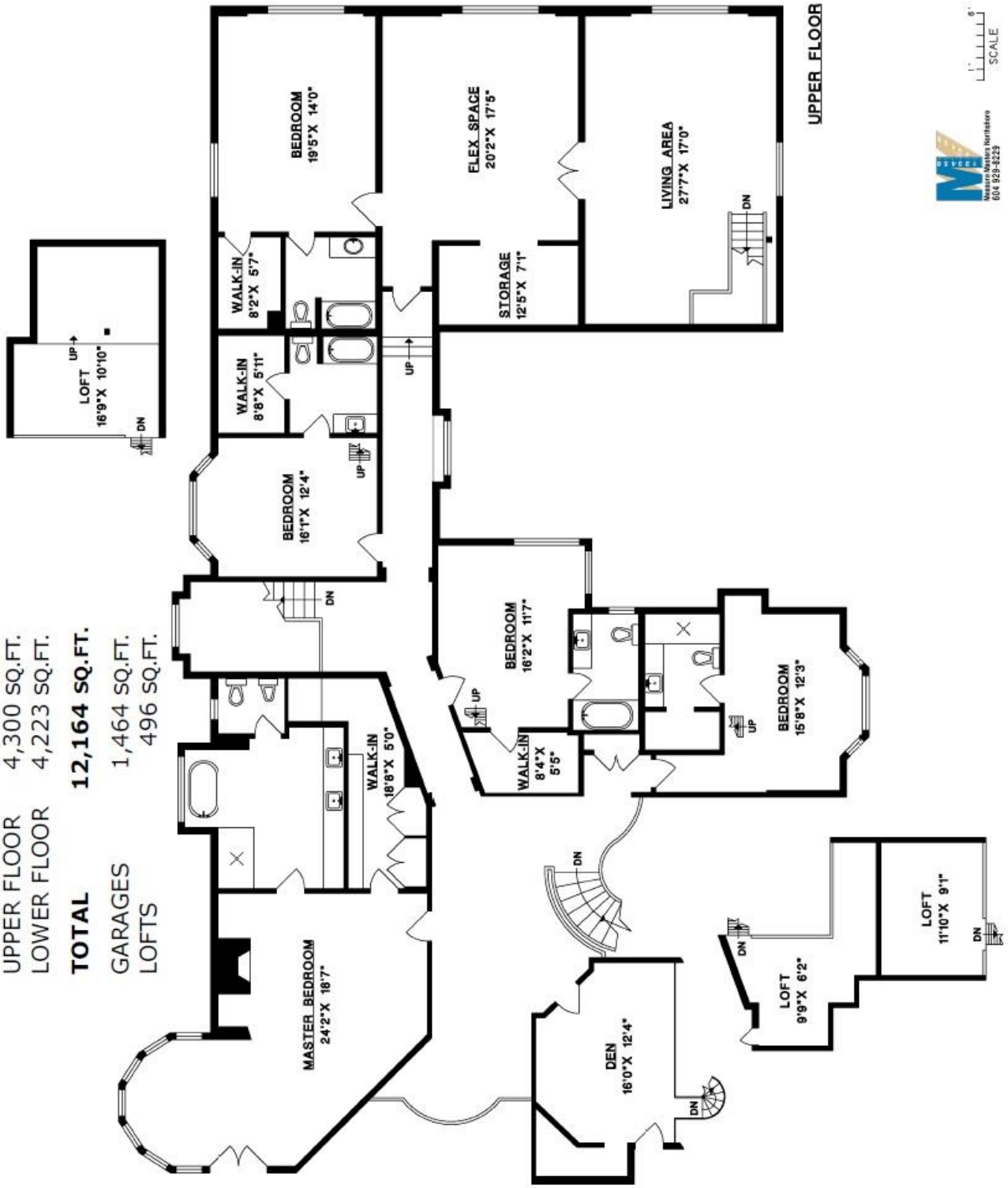

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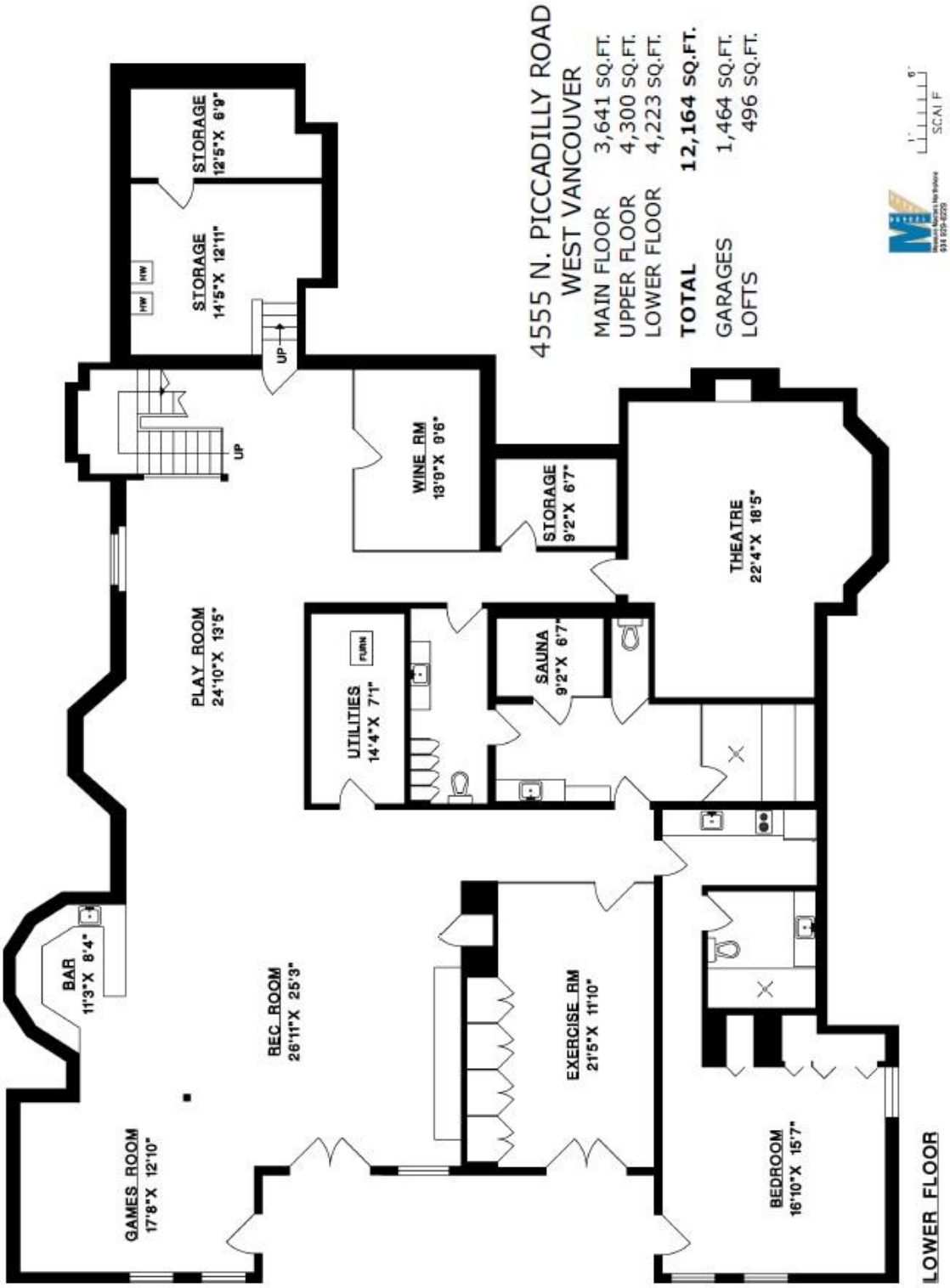

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