



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

Active
R2720719
 Board: V
 House/Single Family

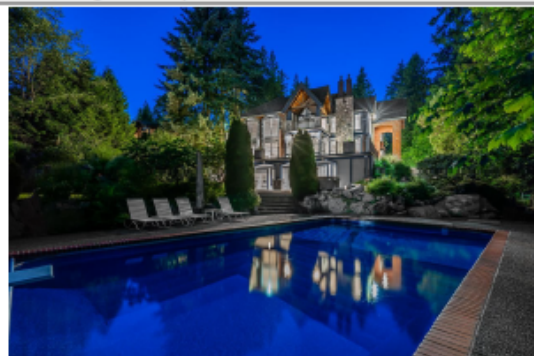
4555 PICCADILLY NORTH ROAD

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: **\$34,837.15**
 Lot Area (sq.ft.): **33,715.00** Rear Yard Exp: **West** For Tax Year: **2022**
 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:
 First Nation Reserve:
 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**
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Reno. Year: **2020**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	4,300	Main	Living Room	19'2 x 15'7	Above	Bedroom	16'1 x 12'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'2 x 13'9	Above	Bedroom	16'2 x 11'7	Main 2
Finished Floor (Below):	4,223	Main	Kitchen	18'8 x 16'11	Above	Bedroom	15'8 x 12'3	Main 2
Finished Floor (Basement):	0	Main	Eating Area	13'7 x 11'3	Above	Living Room	27'7 x 17'0	Above 6
Finished Floor (Total):	12,164sq. ft.	Main	Family Room	22'6 x 22'6	Above	Flex Room	20'2 x 17'5	Above 4
Unfinished Floor:	0	Main	Office	19'5 x 16'0	Above	Den	16'0 x 12'4	Above 4
Grand Total:	12,164sq. ft.	Main	Bedroom	12'9 x 11'11	Above	Loft	16'9 x 10'10	Above 4
		Main	Laundry	14'1 x 9'2	Above	Loft	11'10 x 9'1	Above 3
		Main	Mud Room	11'7 x 8'8	Below	Recreation Room	26'11 x 25'3	Below 2
		Main	Foyer	29'6 x 14'2	Below	Playroom	24'10 x 13'5	Below 3
		Above	Master Bedroom	24'2 x 18'7	Below	Games Room	17'8 x 12'10	Below 3
		Above	Walk-In Closet	18'8 x 5'0	Below	Media Room	22'4 x 18'5	
		Above	Bedroom	19'5 x 14'0	Below	Gym	21'5 x 11'10	

Suite:
 Basement: **None**

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

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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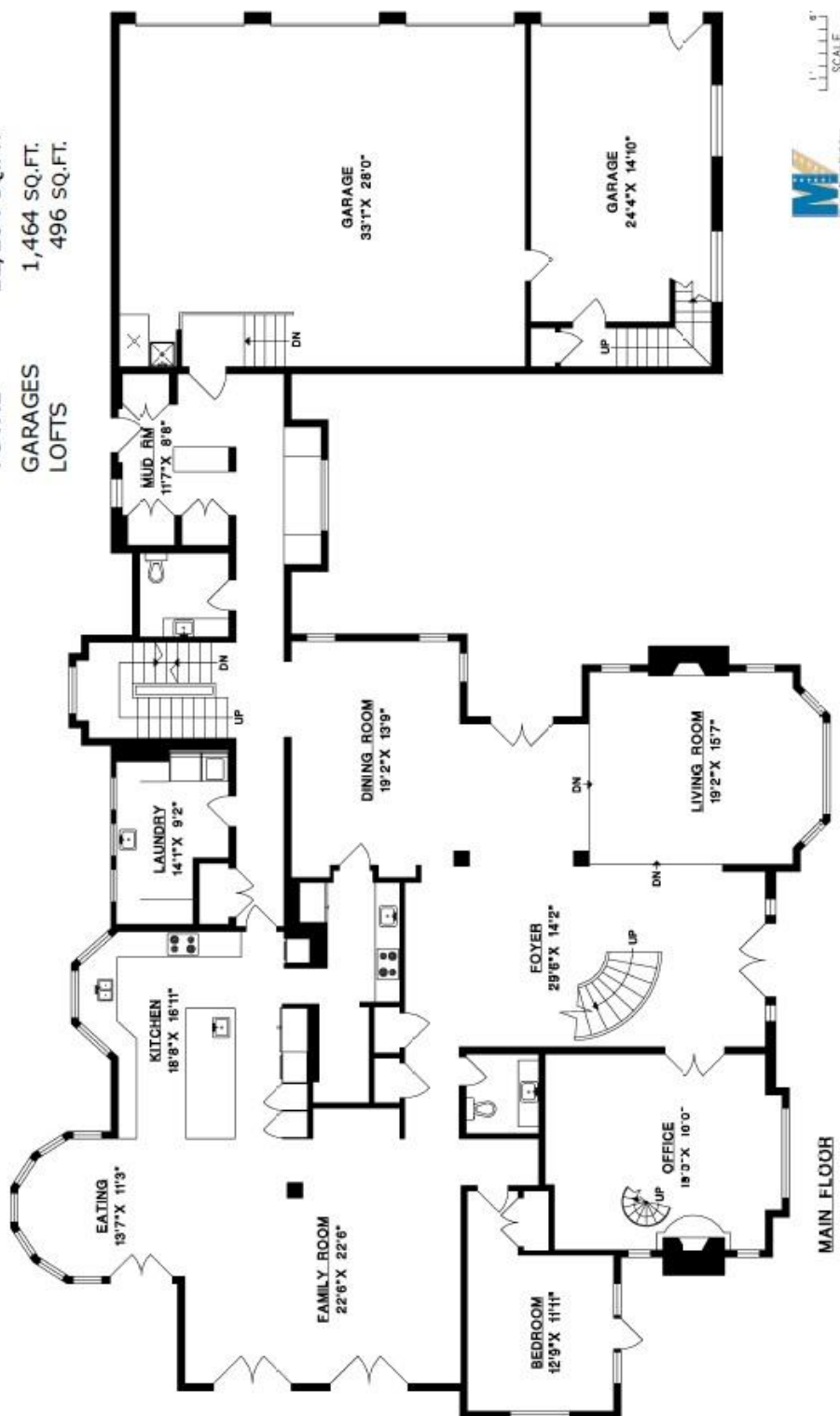
UPPER FLOOR 4,300 SQ.FT.

LOWER FLOOR 4,223 SQ.FT.

TOTAL 12,164 SQ.FT.

GARAGES 1,464 SQ.FT.

LOFTS 496 SQ.FT.



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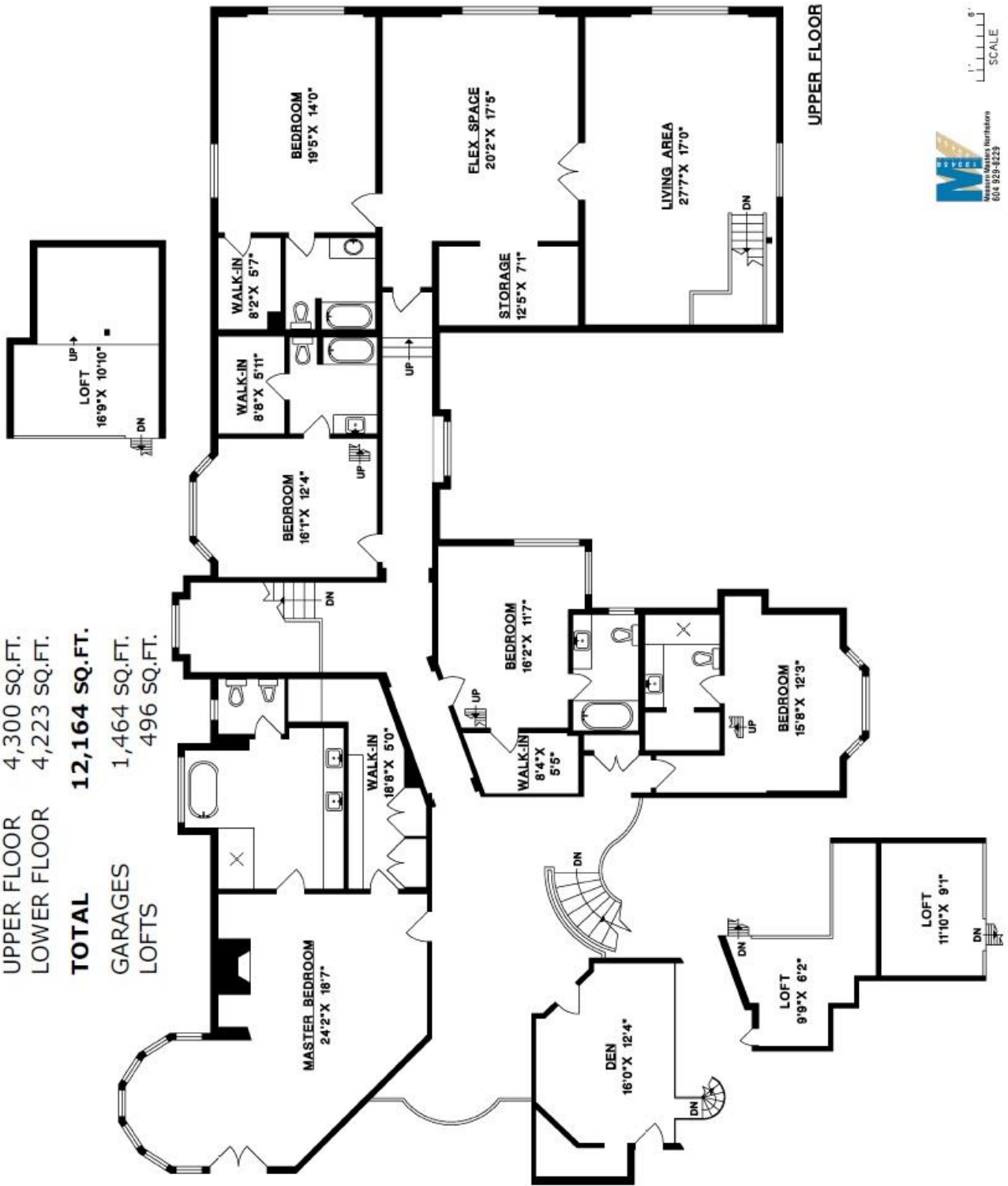
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