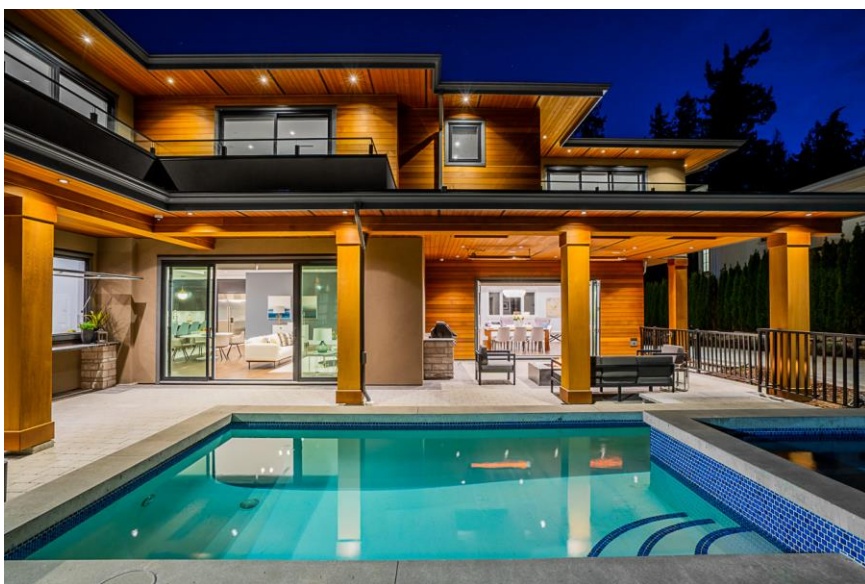




## 4481 Keith Road Offered at \$6,298,000

This gorgeous like new home (NO GST) is perfect for a large family. Offering 7,800 sq. ft. of luxurious living situated on an almost level 20,039 sq. ft. property in the heart of Caulfeild with 6 bedrooms, 8 bathrooms, 2 dens and water and city views to the South. Features include radiant heating, air-conditioning, smart home technology, fry kitchen, wine room, media room, outdoor fire pit, 9 x 14 ft. plunge pool and hot tub, power front gates, 3 car garage and ample level parking for 5 more, and too much more to list. The layout is exceptional with huge 3,000 sq. ft. main floor, rare 5 bedrooms (all ensuite) upstairs, and a lower level with games, media and guest bedroom. An absolute must see at below replacement cost.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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



## BELLEVUE Realty Group®

**Active**  
**R2657400**  
 Board: V  
 House/Single Family

**4481 KEITH ROAD**

West Vancouver  
 Caulfeild  
 V7W 2M4

Residential Detached  
**\$6,298,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,298,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**  
 Frontage(feet): **100.00** Bathrooms: **8** Age: **3**  
 Frontage(metres): **30.48** Full Baths: **6** Zoning: **RS3**  
 Depth / Size: **199.56 IRR** Half Baths: **2** Gross Taxes: **\$15,344.06**  
 Lot Area (sq.ft.): **20,039.00** Rear Yard Exp: **Northwest** For Tax Year: **2021**  
 Lot Area (acres): **0.46** P.I.D.: **010-651-420** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: partial 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: **Stucco**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple**  
 Driveway Finish:  
 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, Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK G, PLAN VAP7354, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP4206. AMD OF LOT 3**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

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

|                            |                |             |                     |              |             |                |               |            |
|----------------------------|----------------|-------------|---------------------|--------------|-------------|----------------|---------------|------------|
| Finished Floor (Main):     | 2,995          | Floor       | Type                | Dimensions   | Floor       | Type           | Dimensions    | Bathrooms  |
| Finished Floor (Above):    | 3,227          | Main        | Living Room         | 20'6 x 17'8  | Above       | Walk-In Closet | 12'11 x 6'1   | Floor #Pcs |
| Finished Floor (AbvMain2): | 0              | Main        | Dining Room         | 22'8 x 13'0  | Above       | Bedroom        | 17'10 x 11'11 | Main 2     |
| Finished Floor (Below):    | 1,578          | Main        | Kitchen             | 21'3 x 13'9  | Above       | Walk-In Closet | 7'0 x 5'11    | Main 3     |
| Finished Floor (Basement): | 0              | Main        | Wok Kitchen         | 10'11 x 10'1 | Above       | Bedroom        | 13'7 x 11'11  | Above 6    |
| Finished Floor (Total):    | 7,800sq. ft.   | Main        | Family Room         | 26'7 x 24'3  | Above       | Walk-In Closet | 11'11 x 4'0   | Above 5    |
| Unfinished Floor:          | 0              | Main        | Nook                | 16'0 x 9'2   | Above       | Bedroom        | 13'11 x 12'6  | Above 3    |
| Grand Total:               | 7,800sq. ft.   | Main        | Gym                 | 12'10 x 12'1 | Above       | Walk-In Closet | 11'11 x 6'3   | Above 4    |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Main        | Mud Room            | 12'1 x 6'0   | Above       | Den            | 16'1 x 15'5   | Below 2    |
| Suite:                     |                | Main        | Walk-In Closet      | 7'10 x 6'10  | Above       | Laundry        | 11'11 x 1'2   | Below 3    |
| Basement:None              |                | Main        | Foyer               | 19'3 x 10'1  | Below       | Media Room     | 19'10 x 16'3  |            |
|                            |                | Above       | Master Bedroom      | 22'3 x 20'5  | Below       | Games Room     | 15'8 x 12'7   |            |
|                            |                | Above       | Walk-In Closet      | 16'3 x 9'9   | Below       | Bedroom        | 12'6 x 11'0   |            |
|                            |                | Above       | Bedroom             | 17'7 x 12'6  | Below       | Wine Room      | 9'3 x 4'10    |            |
| Crawl/Bsmt. Height:        | # of Levels: 3 | Manuf Type: | Registered in MHR?: |              | PAD Rental: |                |               |            |
| # of Kitchens: 2           | # of Rooms: 26 | MHR#:       | CSA/BCE:            |              | Maint. Fee: |                |               |            |
| ByLaw Restrictions:        |                |             |                     |              |             |                |               |            |

Listing Broker(s): **Bellevue Realty Group**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

All information contained herein is deemed to be accurate but should not be relied upon without verification.



**ERIC CHRISTIANSEN**

[eric@ericchristiansen.com](mailto:eric@ericchristiansen.com)

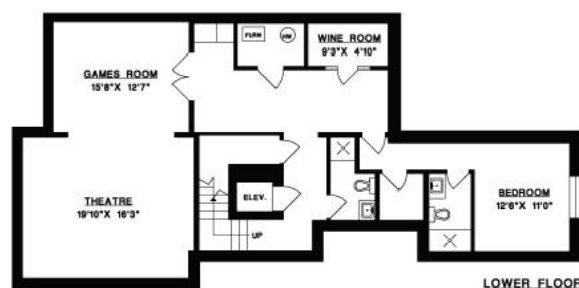
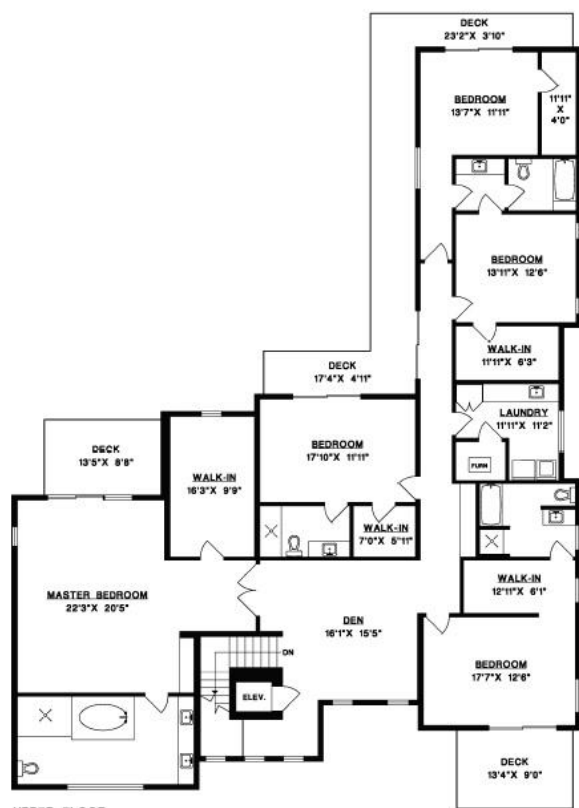
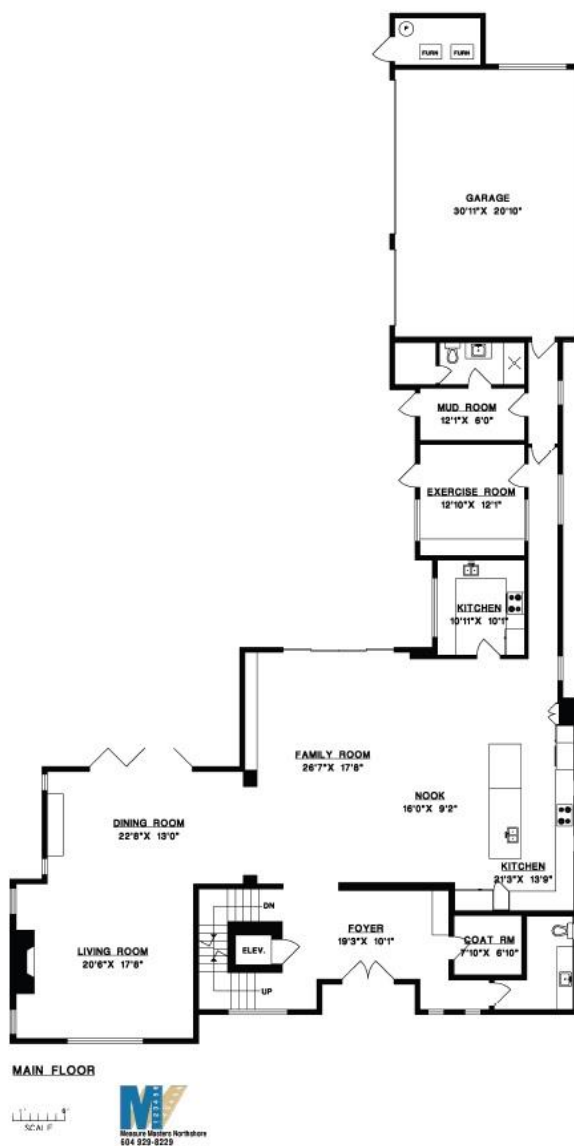
**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

4481 KEITH ROAD  
WEST VANCOUVER

|              |                     |
|--------------|---------------------|
| MAIN FLOOR   | 2,995 SQ.FT.        |
| UPPER FLOOR  | 3,227 SQ.FT.        |
| LOWER FLOOR  | 1,578 SQ.FT.        |
| <b>TOTAL</b> | <b>7,800 SQ.FT.</b> |
| GARAGE       | 694 SQ.FT.          |
| DECKS        | 599 SQ.FT.          |
| POOL ROOM    | 67 SQ.FT.           |



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1





**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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