

## 4481 Keith Road Offered at \$5,998,000

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**  
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



## BELLEVUE Realty Group®

Active

R2736732

Board: V

House/Single Family

## 4481 KEITH ROAD

West Vancouver

Caulfeild

V7W 2M4

Residential Detached

\$5,998,000 (LP)

(SP) 

Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$5,998,000**  
 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: **\$19,074.35**  
 Lot Area (sq.ft.): **20,039.00** Rear Yard Exp: **Northwest** For Tax Year: **2022**  
 Lot Area (acres): **0.46** P.I.D.: **010-651-420** Tax Inc. Utilities?: \_\_\_\_\_  
 Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
 View: **Yes: partial 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: **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
Fir 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.



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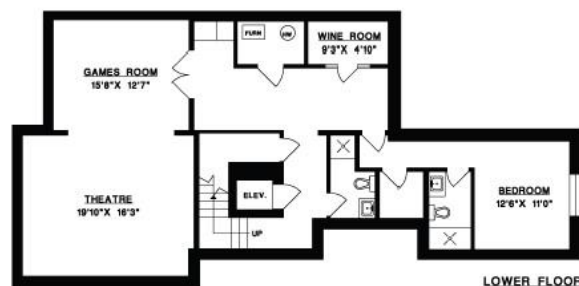
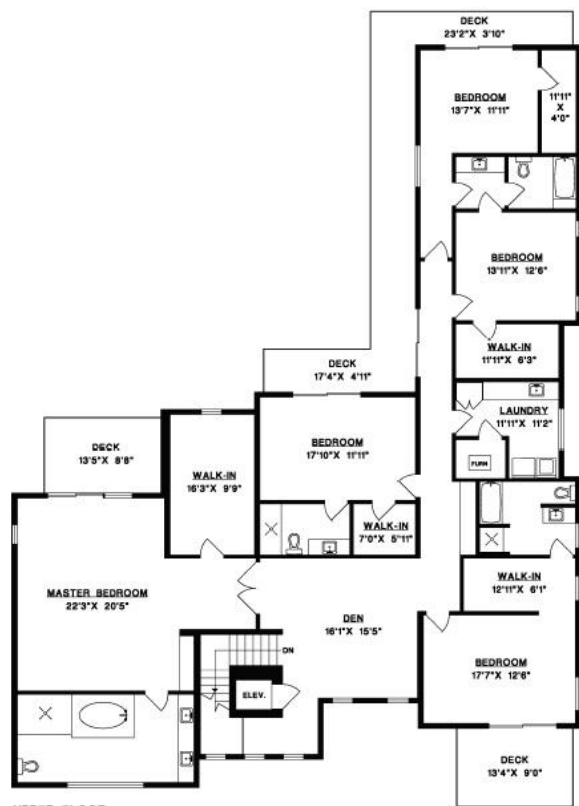
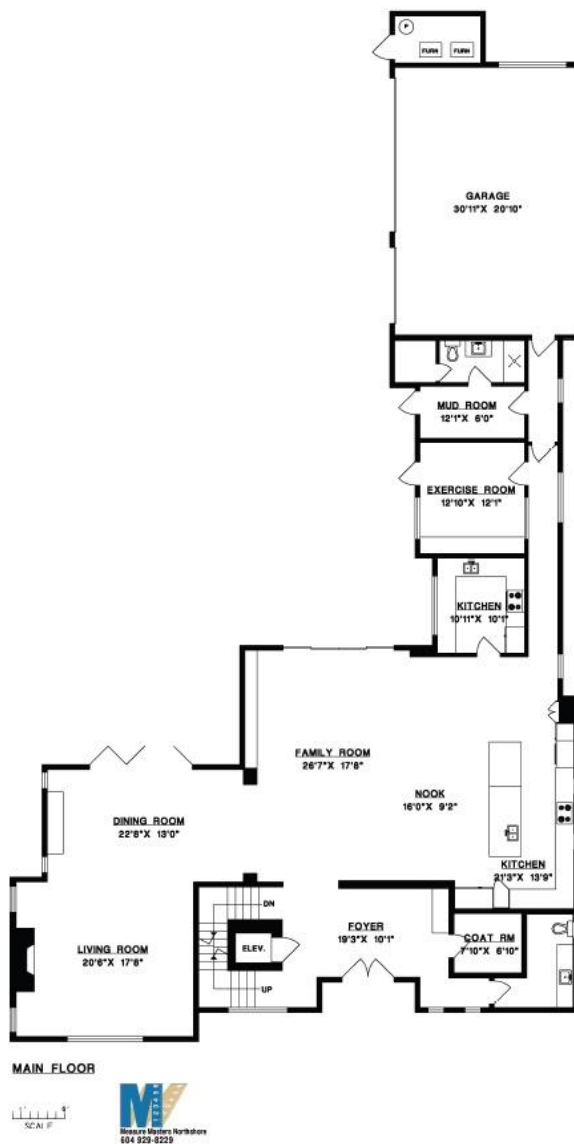
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BRG

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.



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