

## 5532 Westhaven Road Offered at \$3,598,000

Enjoy Westhaven's most spectacular unobstructed views from this spacious 4,913 sq.ft. two level home. Offering 5 bedrooms, 4 bathrooms, den and a spacious open floor plan on both levels. There is a huge west facing deck off the main floor to enjoy glorious sunsets and the jaw dropping views. Other features include hot water heating, large 2 car garage and level driveway.



**ERIC CHRISTIANSEN**  
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**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2650066**Board: V  
House/Single Family**5532 WESTHAVEN ROAD**West Vancouver  
Eagle Harbour  
V7W 3E9

Residential Detached

**\$3,598,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,598,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1989**  
 Frontage(feet): **52.49** Bathrooms: **4** Age: **33**  
 Frontage(metres): **16.00** Full Baths: **4** Zoning: **RS10**  
 Depth / Size: **172.05 IRR** Half Baths: **0** Gross Taxes: **\$8,722.26**  
 Lot Area (sq.ft.): **13,293.00** Rear Yard Exp: **West** For Tax Year: **2021**  
 Lot Area (acres): **0.31** P.I.D.: **012-643-955** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: panoramic ocean views**  
 Complex/Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 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 54, PLAN VAP22046, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT E, RP19289 RP19472**

Amenities:

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,208	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,705	Main	Living Room	20'1 x 16'4	Above	Bedroom	15'8 x 13'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'7 x 13'11	Above	Walk-In Closet	6'3 x 6'1	Main	3
Finished Floor (Below):	0	Main	Kitchen	14'7 x 12'1	Above	Bedroom	16'2 x 16'2	Above	5
Finished Floor (Basement):	0	Main	Eating Area	19'6 x 10'8	Above	Den	18'2 x 13'1	Above	5
Finished Floor (Total):	4,913sq. ft.	Main	Family Room	24'2 x 15'2			x	Above	4
Unfinished Floor:	0	Main	Den	11'6 x 9'10			x		
Grand Total:	4,913sq. ft.	Main	Laundry	18'5 x 8'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	24'8 x 15'2			x		
Suite:		Above	Walk-In Closet	7'7 x 6'1			x		
Basement:None		Above	Walk-In Closet	7'7 x 6'0			x		
		Above	Bedroom	17'6 x 12'2			x		
		Above	Walk-In Closet	5'2 x 5'0			x		
		Above	Bedroom	16'3 x 14'5			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 17	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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MAIN	2,208 SQ.FT.	GARAGE	424 SQ.FT.
UPPER	2,705 SQ.FT.	BALCONY	33 SQ.FT.
<b>TOTAL</b>	<b>4,913 SQ.FT.</b>	DECK	931 SQ.FT.
		<b>TOTAL</b>	<b>1,388 SQ.FT.</b>



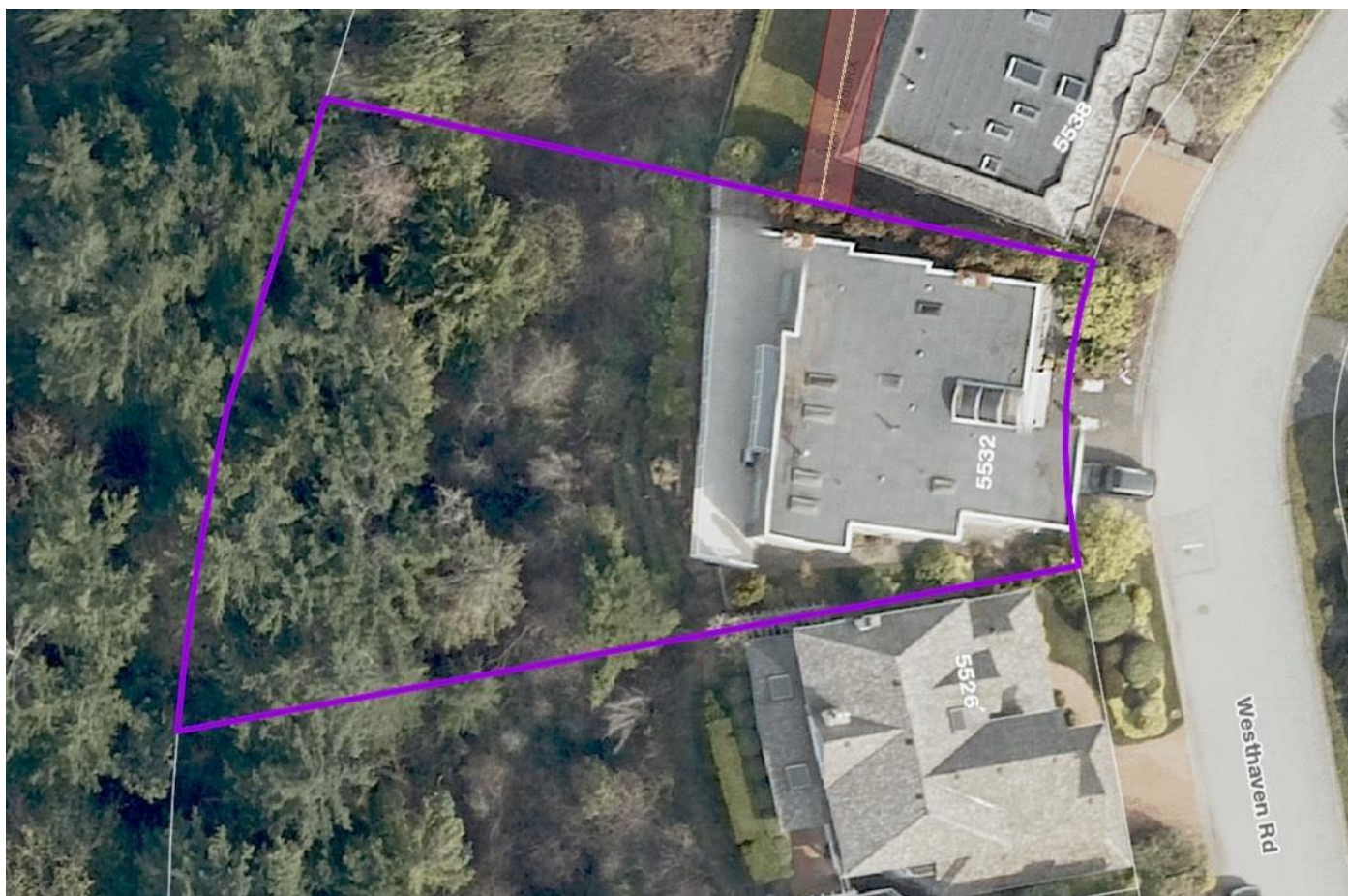
The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction. EGO insured



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