

4643 Caulfeild Drive Offered at \$2,898,000

Situated on a private cul-de-sac on a spacious 12,217 sq. ft. property, this home has been extensively renovated to perfection. Enjoy vaulted ceilings, and multiple skylights bring lots of natural light into this open plan home. The main floor is spacious and has an excellent flow with numerous doors to the gorgeous gardens and patios. The upper floor features a master suite with sitting area and striking spa-like ensuite and two more generous bedrooms plus full bathroom. The lower level offers a large recreation room, den, bedroom and full bathroom. A gorgeous home on a beautifully landscaped lot just steps to Caulfeild Elementary and minutes to Rockridge High School.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

BELLEVUE Realty Group®

Active
R2675211
 Board: V
 House/Single Family

4643 CAULFEILD DRIVE

West Vancouver
 Caulfeild
 V7W 1E9

Residential Detached

\$2,898,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$2,898,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1976**
 Frontage(feet): **135.00** Bathrooms: **3** Age: **46**
 Frontage(metres): **41.15** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **112.85 IRR** Half Baths: **0** Gross Taxes: **\$6,000.97**
 Lot Area (sq.ft.): **12,271.00** Rear Yard Exp: **North** For Tax Year: **2021**
 Lot Area (acres): **0.28** P.I.D.: **007-549-334** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **No :**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Water Supply: **City/Municipal**

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

Renovations: **Completely**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2010**
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double**
 Driveway Finish: **Aggregate**
 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**

Legal: **LOT 9, BLOCK H, PLAN VAP16111, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,028	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	947	Main	Living Room	20'1 x16'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'8 x10'10			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'8 x12'2			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	17'6 x9'6			x	Above 3
Finished Floor (Total):	2,975sq. ft.	Main	Recreation Room	19'8 x11'2			x	
Unfinished Floor:	0	Main	Office	16'5 x11'5			x	
Grand Total:	2,975sq. ft.	Main	Bedroom	10'10 x10'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	14'1 x9'2			x	
		Main	Storage	10'0 x5'1			x	
Suite:		Main	Foyer	9'9 x7'9			x	
Basement:None		Above	Master Bedroom	23'3 x13'0			x	
		Above	Bedroom	16'2 x11'2			x	
		Above	Bedroom	13'2 x10'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	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.

**ERIC CHRISTIANSEN**

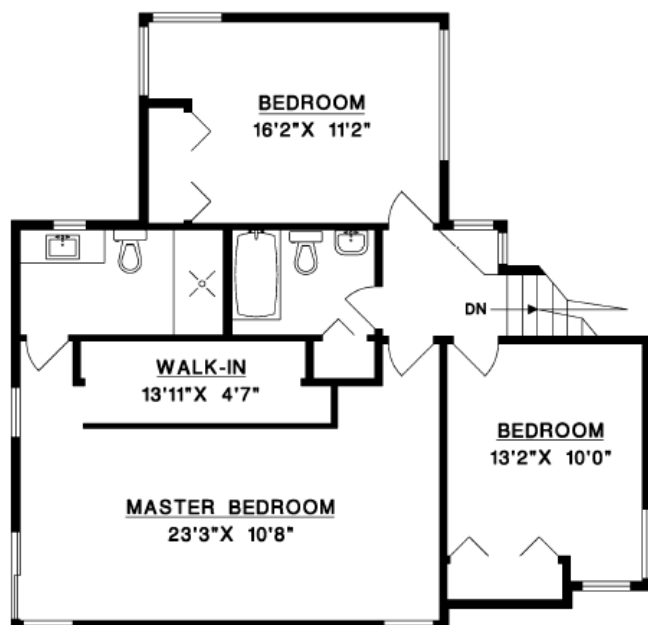
eric@ericchristiansen.com

604-312-9999

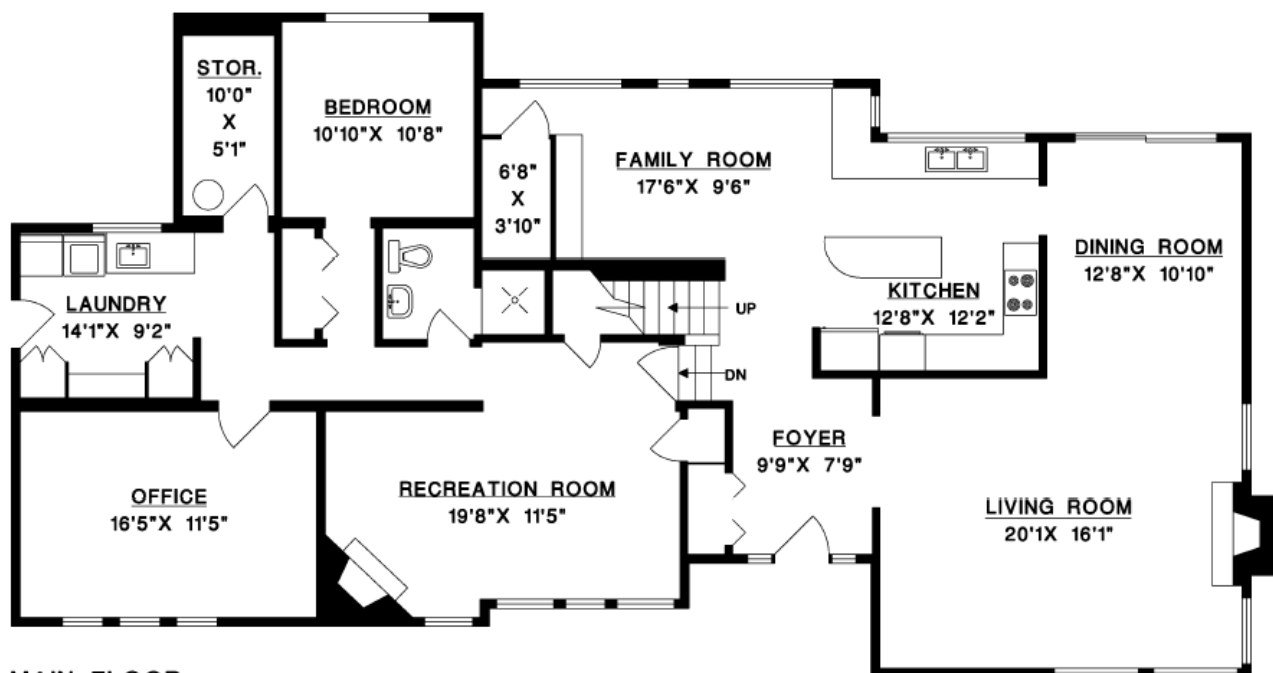
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

4643 CAULFEILD DRIVE
WEST VANCOUVER

MAIN FLOOR 2,028 SQ.FT.
UPPER FLOOR 947 SQ.FT.
TOTAL 2,975 SQ.FT.



UPPER FLOOR



MAIN FLOOR



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