

## 4751 Headland Drive Offered at \$3,298,000

Incredible views are enjoyed from this one owner home. Situated on a 8,308 sq.ft. rock bluff property, this home offers 4 bedrooms, 3 bathrooms and a spacious 3,630 sq. ft. floor plan. Enjoy the vaulted ceilings, sun-drenched decks and quality finishings. An easy care property in the heart of Caulfeild with a roughed in elevator shaft. An absolute pleasure to show.



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



**Active**  
**R2708008**  
 Board: V  
 House/Single Family

**4751 HEADLAND DRIVE**

West Vancouver  
 Caulfeild  
 V7W 3H6

Residential Detached

**\$3,298,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,298,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1997**  
 Frontage(feet): **116.26** Bathrooms: **3** Age: **25**  
 Frontage(metres): **35.44** Full Baths: **2** Zoning: **RS10**  
 Depth / Size: **73.25 IRR** Half Baths: **1** Gross Taxes: **\$7,651.23**  
 Lot Area (sq.ft.): **8,308.00** Rear Yard Exp: **West** For Tax Year: **2022**  
 Lot Area (acres): **0.19** P.I.D.: **023-050-284** 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: **Wood**  
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 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, Wall/Wall/Mixed**

Legal: **LOT 1, PLAN LMP22640, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Air Cond./Central**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,927	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	814	Main	Living Room	18'4 x 16'4	Below	Den	8'4 x 7'11	Floor	#Pcs
Finished Floor (AbvMain2):	604	Main	Dining Room	18'8 x 13'3			x	Main	2
Finished Floor (Below):	285	Main	Kitchen	14'7 x 14'0			x	Above	6
Finished Floor (Basement):	0	Main	Eating Area	12'9 x 12'3			x	Abv Main 2	4
Finished Floor (Total):	3,630sq. ft.	Main	Family Room	18'1 x 13'7			x		
Unfinished Floor:	0	Main	Bedroom	13'2 x 11'11			x		
Grand Total:	3,630sq. ft.	Main	Laundry	7'11 x 6'11			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	8'2 x 7'4			x		
Suite:		Above	Master Bedroom	19'10 x 16'3			x		
Basement:None		Above	Walk-In Closet	12'6 x 5'10			x		
		Above	Gym	13'3 x 9'1			x		
		Abv Main 2	Bedroom	13'7 x 10'6			x		
		Abv Main 2	Bedroom	13'7 x 10'4			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Bellevue Realty Group**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

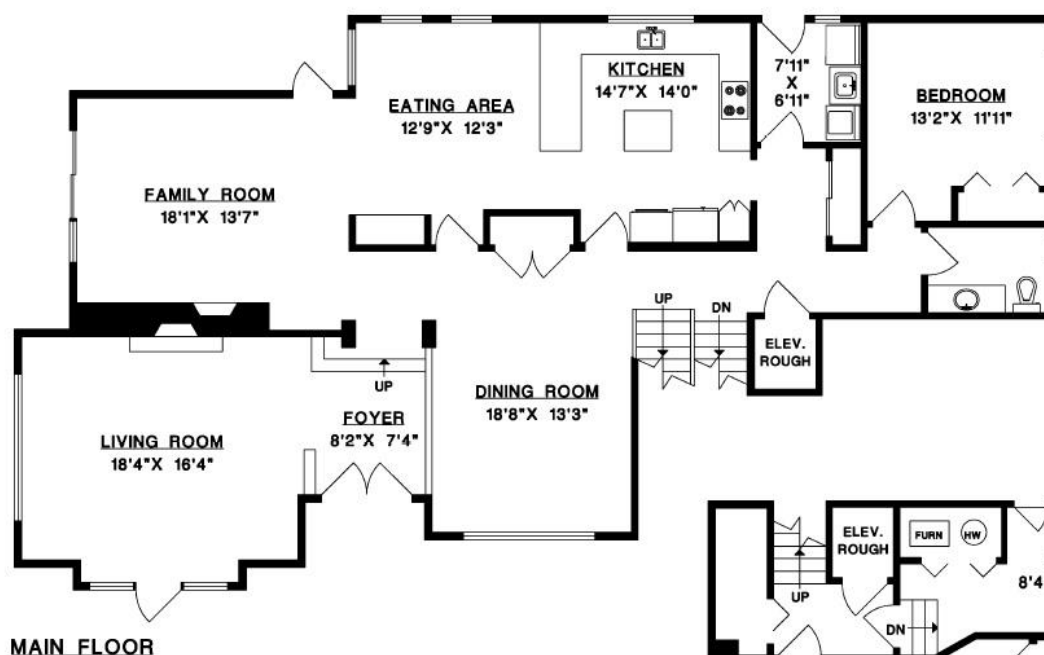
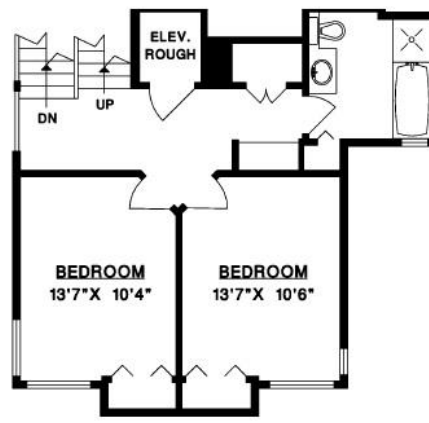
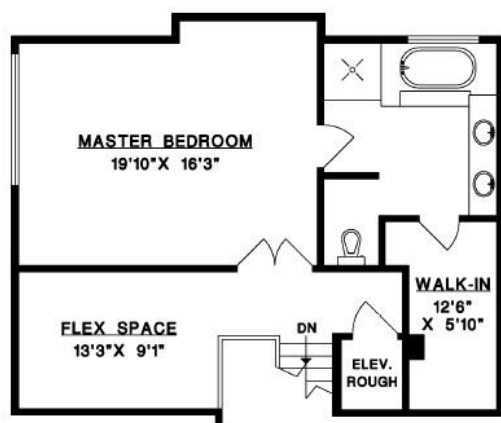
All information contained herein is deemed to be accurate but should not be relied upon without verification.

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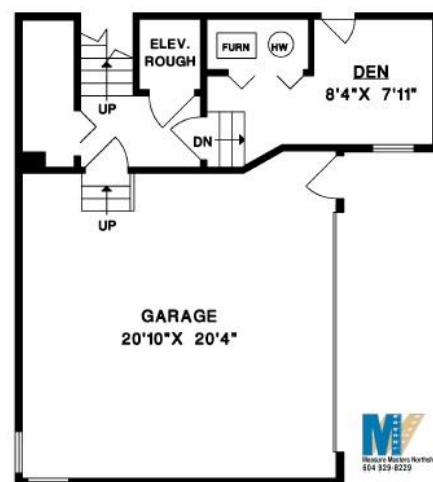
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4751 HEADLAND DRIVE  
WEST VANCOUVER

MAIN FLOOR	1,927 SQ.FT.
TOP FLOOR	814 SQ.FT.
UPPER FLOOR	604 SQ.FT.
LOWER FLOOR	285 SQ.FT.
<b>TOTAL</b>	<b>3,630 SQ.FT.</b>
GARAGE	463 SQ.FT.



1" = 6'  
SCALE

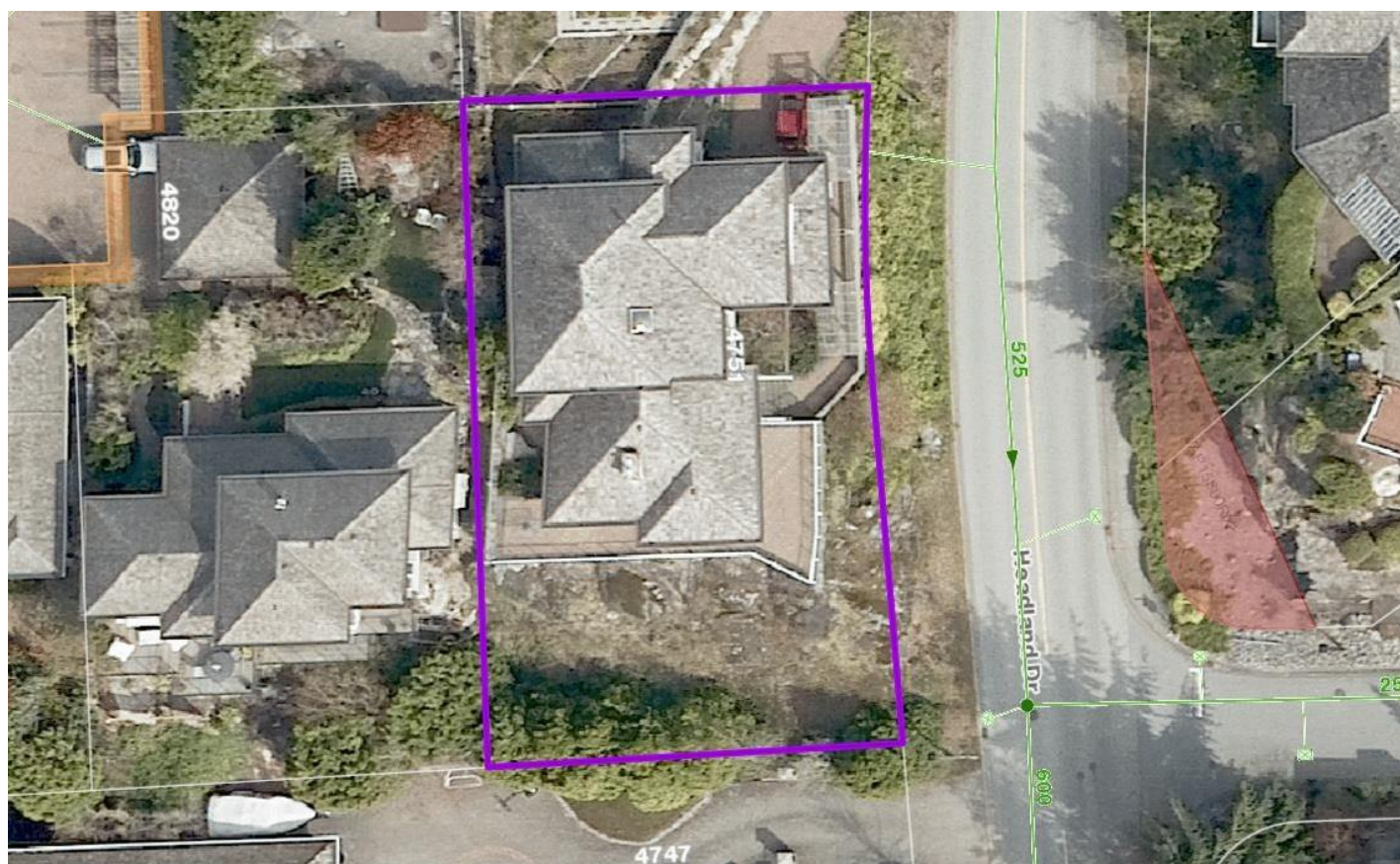


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