

## 4721 Meadfeild Road Offered at \$3,198,000

This gorgeous family home has undergone a significant down to the studs renovation by GD Nielsen Homes. Enjoy the stunning new kitchen with skylights, open plan layout, hardwood floor, huge back deck, new roof and completely renovated bathrooms. Offering 4 bedrooms, 4 bathrooms and 3,259 sq.ft. of living space. Situated on a private 12,422 sq. ft. property just steps from Caulfeild Elementary School and a short walk to Rockridge High School. This is the perfect home in an amazing neighbourhood.



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**Active**  
**R2693928**  
 Board: V  
 House/Single Family

**4721 MEADFIELD ROAD**

West Vancouver  
 Caulfeild  
 V7W 2X3

Residential Detached

**\$3,198,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,198,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**  
 Frontage(feet): **65.62** Bathrooms: **4** Age: **42**  
 Frontage(metres): **20.00** Full Baths: **4** Zoning: **RS10**  
 Depth / Size: **189.42 IRR** Half Baths: **0** Gross Taxes: **\$6,256.64**  
 Lot Area (sq.ft.): **12,422.00** Rear Yard Exp: **North** For Tax Year: **2021**  
 Lot Area (acres): **0.29** P.I.D.: **007-119-348** 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**  
 Fuel/Heating: **Electric, Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2016**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 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, Tile, Wall/Wall/Mixed**

Legal: **LOT 22, BLOCK H, PLAN VAP18666, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,924	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,335	Main	Living Room	20'8 x 14'4	Above	Den	17'2 x 11'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'3 x 15'0			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	15'0 x 13'10			x	Above	3
Finished Floor (Basement):	0	Main	Family Room	24'8 x 17'4			x	Above	4
		Main	Bedroom	13'7 x 12'2			x	Above	4
Finished Floor (Total):	3,259 sq. ft.	Main	Laundry	12'1 x 9'10			x		
Unfinished Floor:	0	Main	Foyer	12'5 x 8'0			x		
Grand Total:	3,259 sq. ft.	Above	Master Bedroom	17'5 x 15'5			x		
		Above	Walk-In Closet	8'11 x 7'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'5 x 11'1			x		
		Above	Walk-In Closet	5'8 x 5'6			x		
Suite:		Above	Bedroom	13'8 x 12'10			x		
Basement:None		Above	Walk-In Closet	5'11 x 5'3			x		
Crawl/Bsmt. Height:	# of Levels: 2	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)

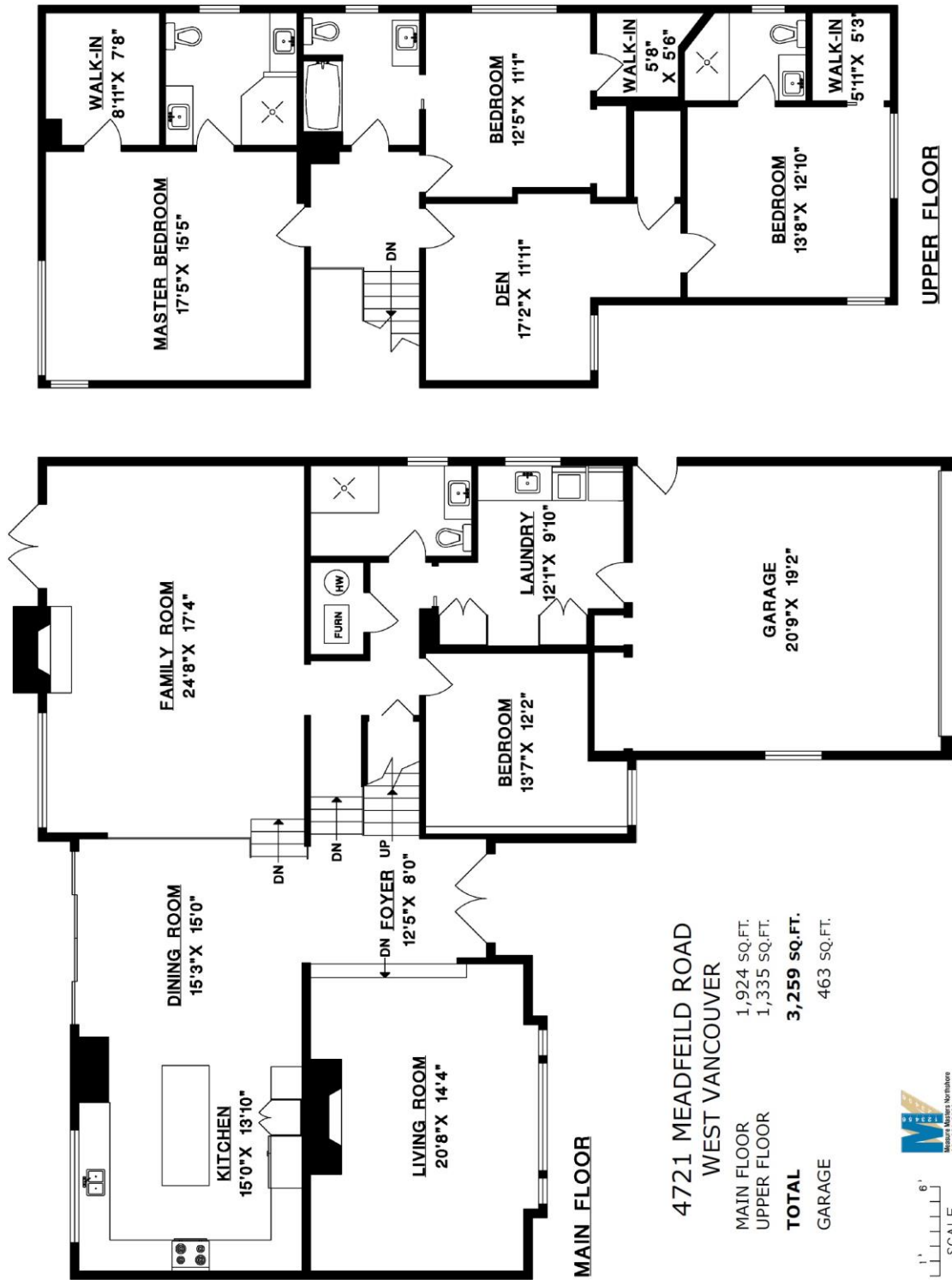
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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