



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.



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

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	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Driveway Finish: Aggregate		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Completely	Property Disc.: Yes		
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No	
Fuel/Heating: Electric, Forced Air, Natural Gas	Metered Water:	Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt			

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: **CithWsh/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
Finished Floor (Total):	3,259 sq. ft.	Main	Bedroom	13'7 x 12'2			x	Above 4
Unfinished Floor:	0	Main	Laundry	12'1 x 9'10			x	
Grand Total:	3,259 sq. ft.	Main	Foyer	12'5 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	17'5 x 15'5			x	
Suite:		Above	Walk-In Closet	8'11 x 7'8			x	
Basement: None		Above	Bedroom	12'5 x 11'1			x	
		Above	Walk-In Closet	5'8 x 5'6			x	
		Above	Bedroom	13'8 x 12'10			x	
		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

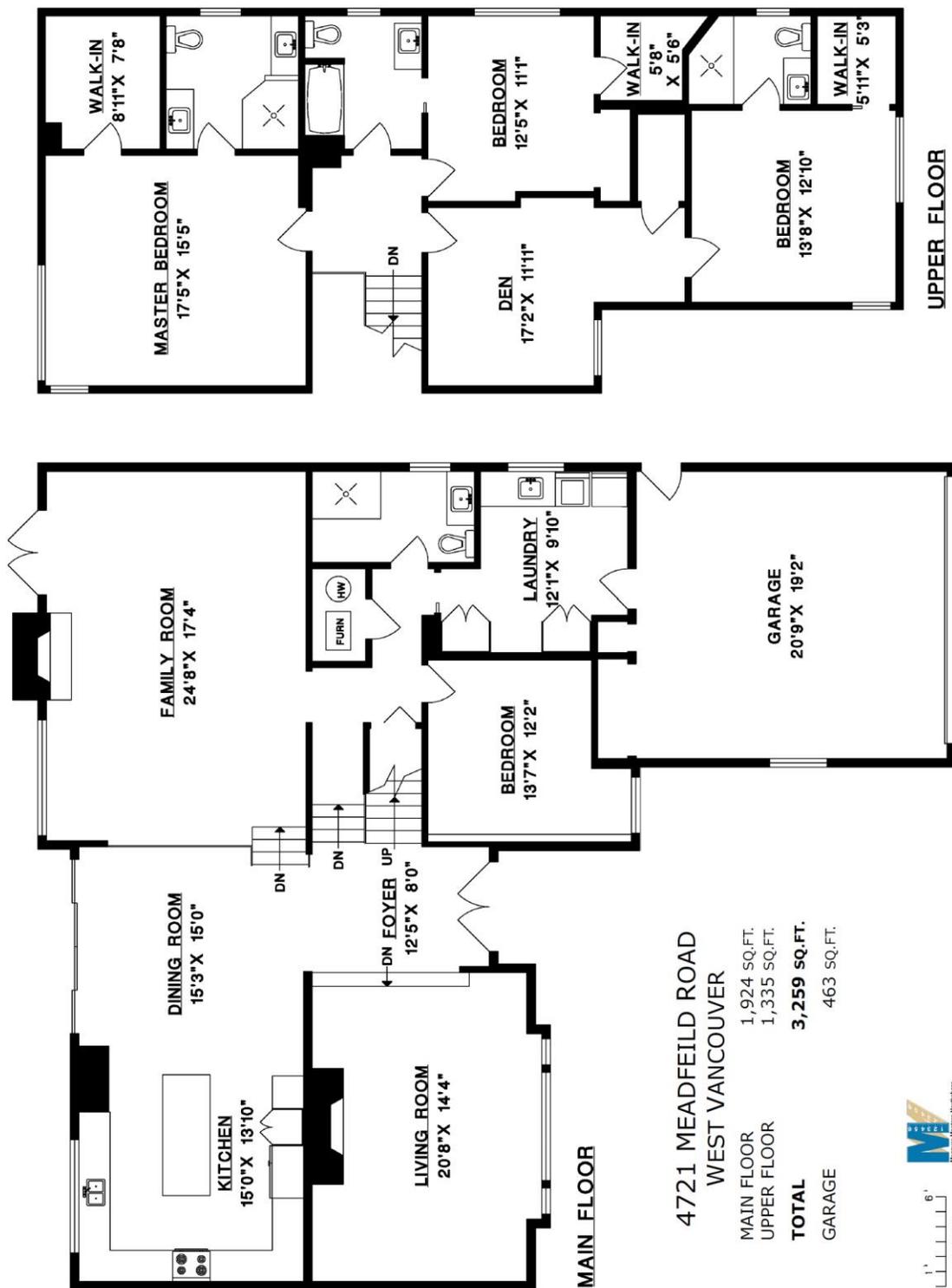
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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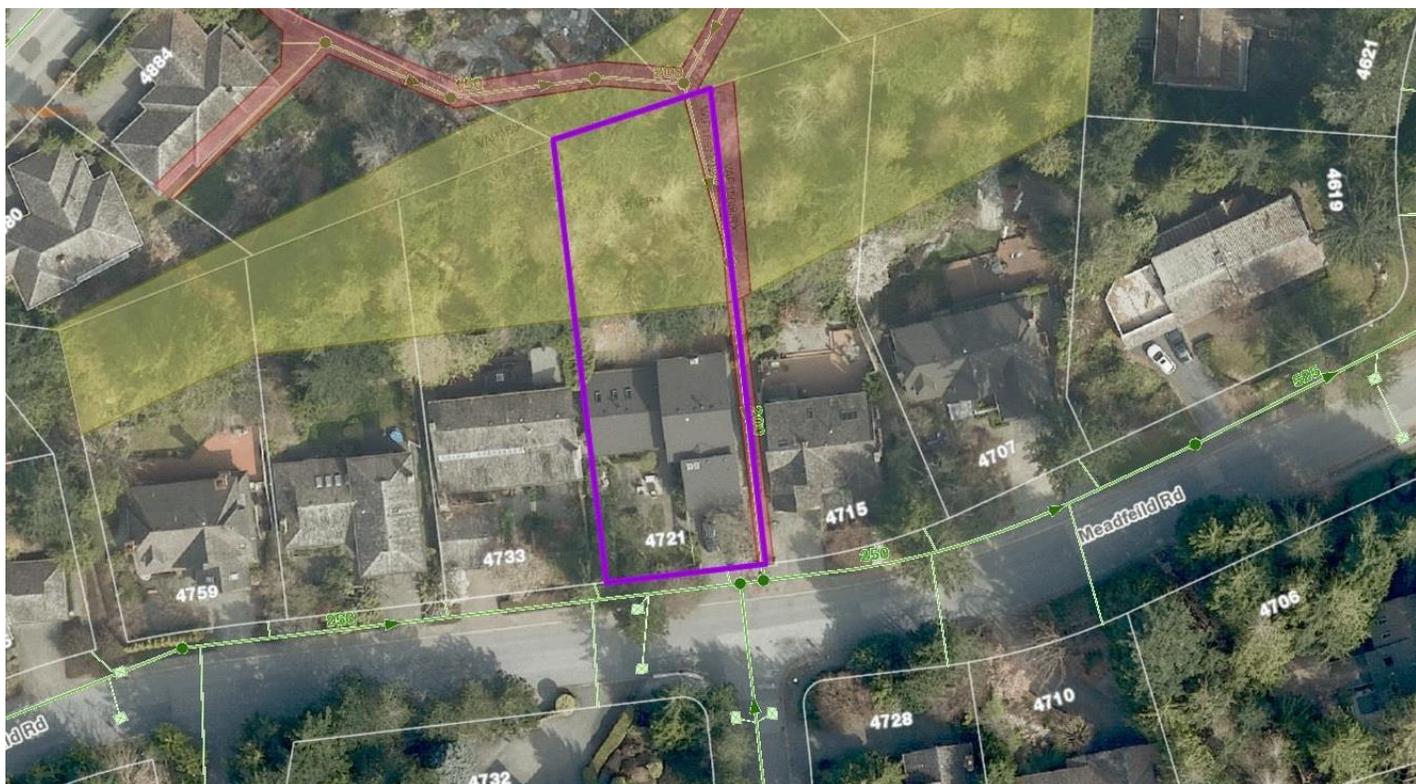


4721 MEADFEILD ROAD
WEST VANCOUVER
 1,924 SQ.FT.
 1,335 SQ.FT.
TOTAL 3,259 SQ.FT.
 GARAGE 463 SQ.FT.



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