



4782 Estevan Place Offered at \$2,998,000

This beautiful 4 bedroom view home is situated on an incredible 14,240 sq. ft. property with level driveway and front yard and a park-like forested back yard with tree house and play area. The home was completely renovated in 2005 with new windows, doors, heating, air conditioning and too much more to list. Enjoy city views from the patio and upper level. The perfect family home in an incredible, quiet neighborhood just steps from schools, shopping and transportation.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

Active
R2705739
 Board: V
 House/Single Family

4782 ESTEVAN PLACE

West Vancouver
 Caulfeild
 V7W 1G9

Residential Detached

\$2,998,000 (LP)

(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$2,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**
 Frontage(feet): **90.72** Bathrooms: **3** Age: **56**
 Frontage(metres): **27.65** Full Baths: **2** Zoning: **RS10**
 Depth / Size: **158.18 IRR** Half Baths: **1** Gross Taxes: **\$7,292.51**
 Lot Area (sq.ft.): **14,240.00** Rear Yard Exp: **West** For Tax Year: **2022**
 Lot Area (acres): **0.33** P.I.D.: **002-423-243** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: city and water**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, 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: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2005**
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Asphalt**
 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 10, PLAN VAP11934, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF PCL H**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,232	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,268	Main	Living Room	15'3 x 10'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'3 x 9'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'0 x 11'11			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	14'0 x 9'6			x	Above 5
Finished Floor (Total):	2,500sq. ft.	Main	Family Room	16'9 x 13'9			x	
Unfinished Floor:	0	Main	Laundry	8'11 x 6'6			x	
Grand Total:	2,500sq. ft.	Main	Workshop	9'4 x 6'1			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	8'7 x 6'9			x	
Suite:		Above	Master Bedroom	16'5 x 12'9			x	
Basement:None		Above	Walk-In Closet	7'5 x 7'1			x	
		Above	Bedroom	16'10 x 11'2			x	
		Above	Bedroom	12'7 x 10'9			x	
		Above	Bedroom	10'6 x 10'1			x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **13**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions: PAD Rental:
 Maint. Fee:

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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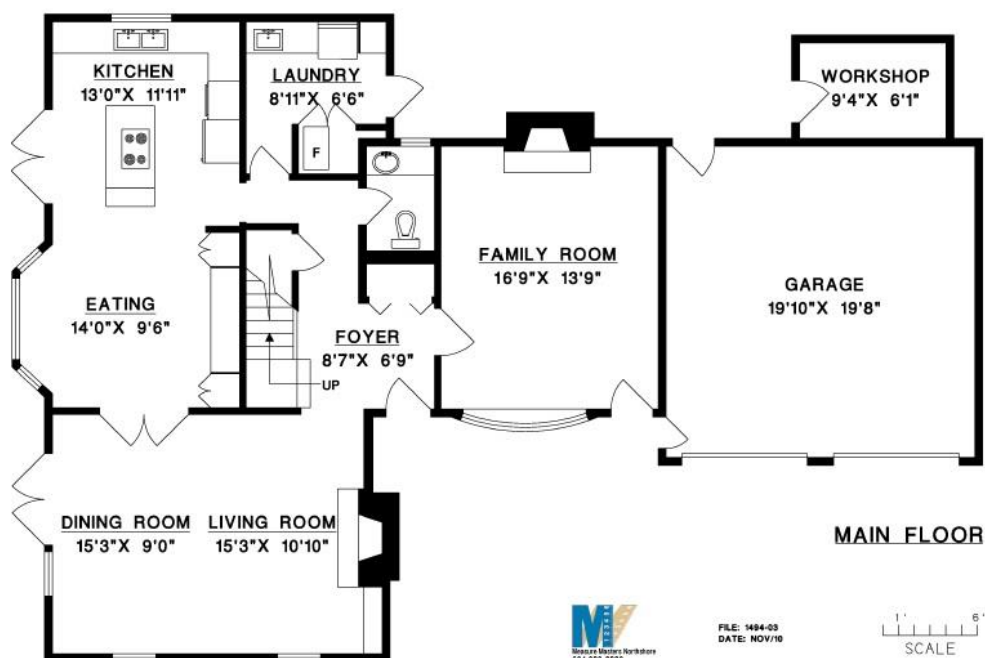
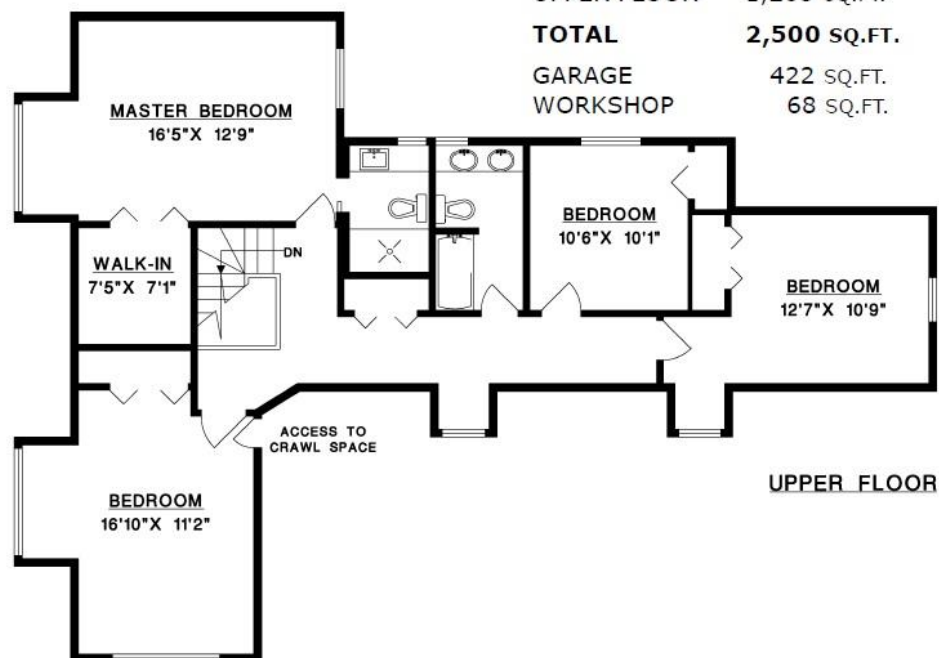
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BRG

4782 ESTEVAN PLACE
WEST VANCOUVER

MAIN FLOOR	1,232 SQ.FT.
UPPER FLOOR	1,268 SQ.FT.
TOTAL	2,500 SQ.FT.
GARAGE	422 SQ.FT.
WORKSHOP	68 SQ.FT.



FILE: 1494-03
DATE: NOV/10



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Features:

- Private cul-de-sac location with wide, flat driveway
- Conveniently located close to schools and shopping with easy access to Highway 99
- Beautiful gardens in bloom for 4 seasons
- Air conditioning with Heat Pump
- Workshop
- Treehouse

Renovations: (2005 – 2011)

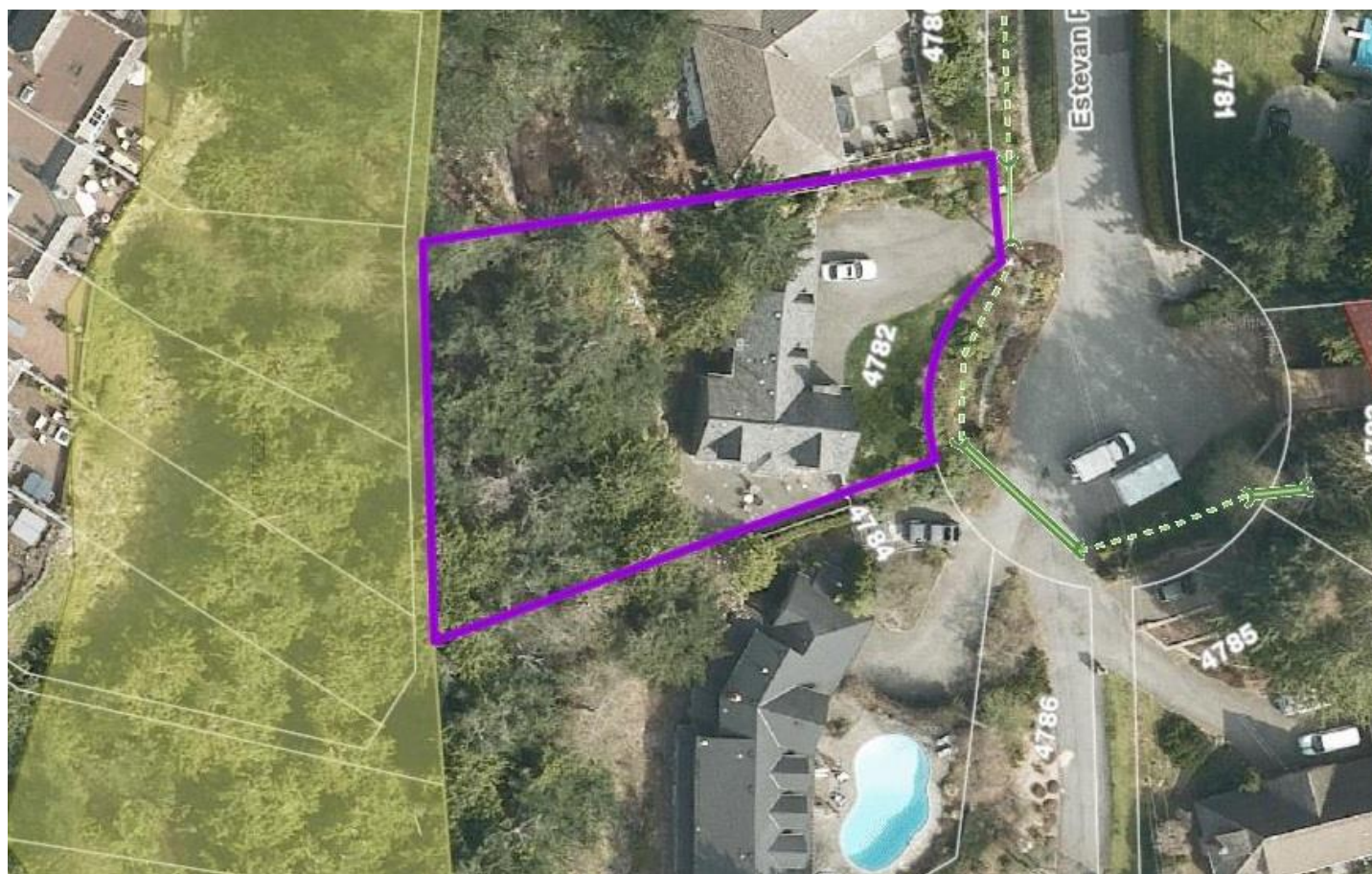
- Kitchen renovation with custom cabinetry, Miele appliances and Sub-Zero refrigerator
- Renovated Dining Room with custom cabinetry with built-in wine fridge and filtered water for espresso machine
- Bathrooms renovated with heated floors (Tuzio heated towel rails in Master Bathroom)
- Replaced windows throughout with high efficiency EuroLine windows (excluding feature window in Family Room)
- Installed high efficiency Bryant HVAC system (gas furnace integrated with heat-pump/heat-exchanger unit for the most efficient summer cooling/winter heating operating cost)
- Installed high efficiency Rinnai hot water on-demand system
- New Whirlpool Duet Sport stacking front load washer and dryer
- Replaced roof
- Installed new perimeter drainage
- New landscape irrigation system (with rain sensor efficiency monitoring)
- Installed Valor radiant gas fireplaces in Family Room and Living Room (remote control)
- New Hunter Douglas window blinds
- Custom interior and exterior paint
- New solid core interior doors
- New closet doors
- New light fixtures
- Patio plumbed for natural gas BBQ



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