



5532 Westhaven Road Offered at \$3,448,000

Enjoy Westhaven's most spectacular unobstructed views from this spacious 4,913 sq.ft. two level home. Offering 5 bedrooms, 4 bathrooms, den and a spacious open floor plan on both levels. There is a huge west facing deck off the main floor to enjoy glorious sunsets and the jaw dropping views. Other features include hot water heating, large 2 car garage and level driveway.



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

Active

R2713462

Board: V

House/Single Family

5532 WESTHAVEN ROAD

West Vancouver

Eagle Harbour

V7W 3E9

Residential Detached

\$3,448,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,448,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1989**
 Frontage(feet): **52.49** Bathrooms: **4** Age: **33**
 Frontage(metres): **16.00** Full Baths: **4** Zoning: **RS10**
 Depth / Size: **172.05 IRR** Half Baths: **0** Gross Taxes: **\$11,419.13**
 Lot Area (sq.ft.): **13,293.00** Rear Yard Exp: **West** For Tax Year: **2022**
 Lot Area (acres): **0.31** P.I.D.: **012-643-955** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: panoramic ocean views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Water Supply: City/Municipal**

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

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish:
 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 54, PLAN VAP22046, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT E, RP19289 RP19472**

Amenities:

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,208	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,705	Main	Living Room	20'1 x 16'4	Above	Bedroom	15'8 x 13'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'7 x 13'11	Above	Walk-In Closet	6'3 x 6'1	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'7 x 12'1	Above	Bedroom	16'2 x 16'2	Above 5
Finished Floor (Basement):	0	Main	Eating Area	19'6 x 10'8	Above	Den	18'2 x 13'1	Above 5
Finished Floor (Total):	4,913sq. ft.	Main	Family Room	24'2 x 15'2			x	Above 4
Unfinished Floor:	0	Main	Den	11'6 x 9'10			x	
Grand Total:	4,913sq. ft.	Main	Laundry	18'5 x 8'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	24'8 x 15'2			x	
Suite:		Above	Walk-In Closet	7'7 x 6'1			x	
Basement:None		Above	Walk-In Closet	7'7 x 6'0			x	
		Above	Bedroom	17'6 x 12'2			x	
		Above	Walk-In Closet	5'2 x 5'0			x	
		Above	Bedroom	16'3 x 14'5			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 17	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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BRG

5532 WESTHAVEN ROAD
WEST VANCOUVER, BC

MAIN	2,208 SQ.FT.	GARAGE	424 SQ.FT.
UPPER	2,705 SQ.FT.	BALCONY	33 SQ.FT.
TOTAL	4,913 SQ.FT.	DECK	931 SQ.FT.
		TOTAL	1,388 SQ.FT.



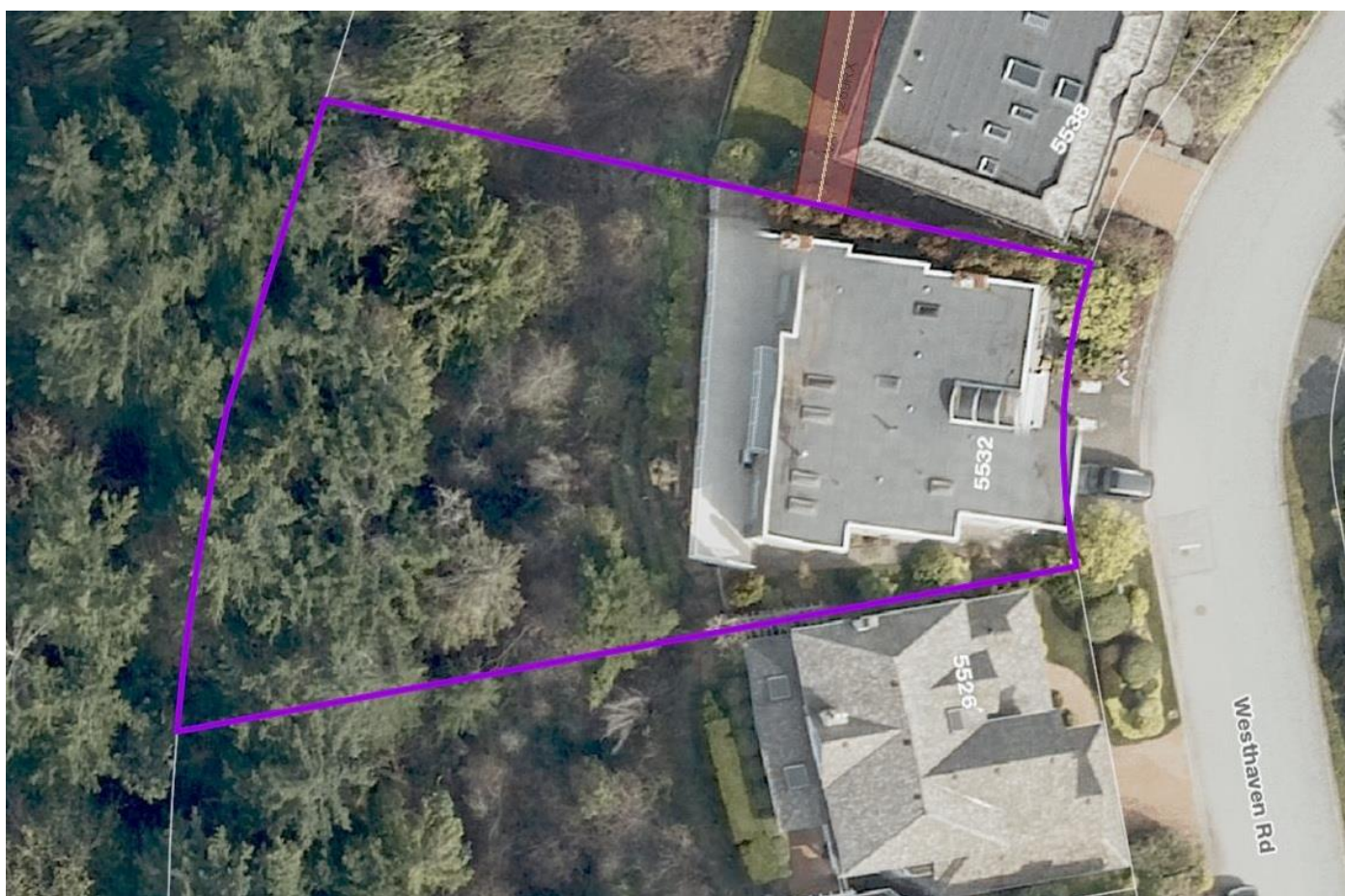
The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. They include unfinished areas, not suitable for architectural or construction. E&O Insured.



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