



5741 Seaview Road Offered at \$5,998,000

Situated steps from the water at Eagle Harbour Park is this gorgeous 5,159 sq. ft., 4 bedroom, 6 bathroom home. Enjoy the spectacular views from almost every room, huge decks and a level driveway with 3 car garage. Features of this gorgeous home include hardwood floors, radiant and forced air heating with roughed in air-conditioning. All situated on a level 13,840 sq. ft. property in an amazing location to raise the family. You will love afternoons on your patio looking over the beach and sailboats in the Marina.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

Active
R2714393
 Board: V
 House/Single Family

5741 SEAVIEW ROAD

West Vancouver
 Eagle Harbour
 V7W 1P9

Residential Detached

\$5,998,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$5,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1999**
 Frontage(feet): **175.70** Bathrooms: **6** Age: **23**
 Frontage(metres): **53.55** Full Baths: **5** Zoning: **RS4**
 Depth / Size: **90 IRR** Half Baths: **1** Gross Taxes: **\$30,131.95**
 Lot Area (sq.ft.): **13,840.00** Rear Yard Exp: **Northwest** For Tax Year: **2022**
 Lot Area (acres): **0.32** P.I.D.: **010-766-618** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: close in water views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, 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, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 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, Tile, Wall/Wall/Mixed**

Legal: **LOT 9, BLOCK 6&A, PLAN VAP7217, DISTRICT LOT 772, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Swirlpool/Hot Tub**

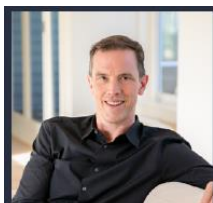
Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

| | | | | | | | | | |
|----------------------------|----------------|---------------------|----------------|---------------------|-------|-------------|-------------|-----------|------|
| Finished Floor (Main): | 2,042 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,274 | Main | Living Room | 25'3 x 13'8 | Above | Bedroom | 11'6 x 10'5 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 14'11 x 14'7 | Below | Games Room | 29'1 x 19'7 | Main | 2 |
| Finished Floor (Below): | 1,843 | Main | Kitchen | 14'1 x 10'10 | Below | Bar Room | 14'1 x 11'7 | Above | 5 |
| Finished Floor (Basement): | 0 | Main | Eating Area | 14'1 x 10'3 | Below | Media Room | 18'6 x 13'6 | Above | 4 |
| Finished Floor (Total): | 5,159sq. ft. | Main | Family Room | 19'11 x 18'5 | Below | Bedroom | 14'1 x 11'9 | Above | 3 |
| Unfinished Floor: | 0 | Main | Den | 10'5 x 6'6 | Below | Storage | 8'5 x 6'6 | Below | 4 |
| Grand Total: | 5,159sq. ft. | Main | Laundry | 9'5 x 7'6 | Below | Storage | 7'9 x 6'6 | Below | 4 |
| Fir Area (Det'd 2nd Res): | sq. ft. | Main | Storage | 7'6 x 6'1 | Below | Storage | 6'4 x 6'0 | | |
| Suite: | | Main | Storage | 6'5 x 5'0 | Below | Utility | 6'9 x 6'0 | | |
| Basement:None | | Main | Foyer | 18'6 x 10'10 | | | x | | |
| | | Above | Master Bedroom | 21'1 x 14'9 | | | x | | |
| | | Above | Walk-In Closet | 10'5 x 9'11 | | | x | | |
| | | Above | Bedroom | 12'9 x 9'11 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 1 | # of Rooms: 22 | 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.

**ERIC CHRISTIANSEN**

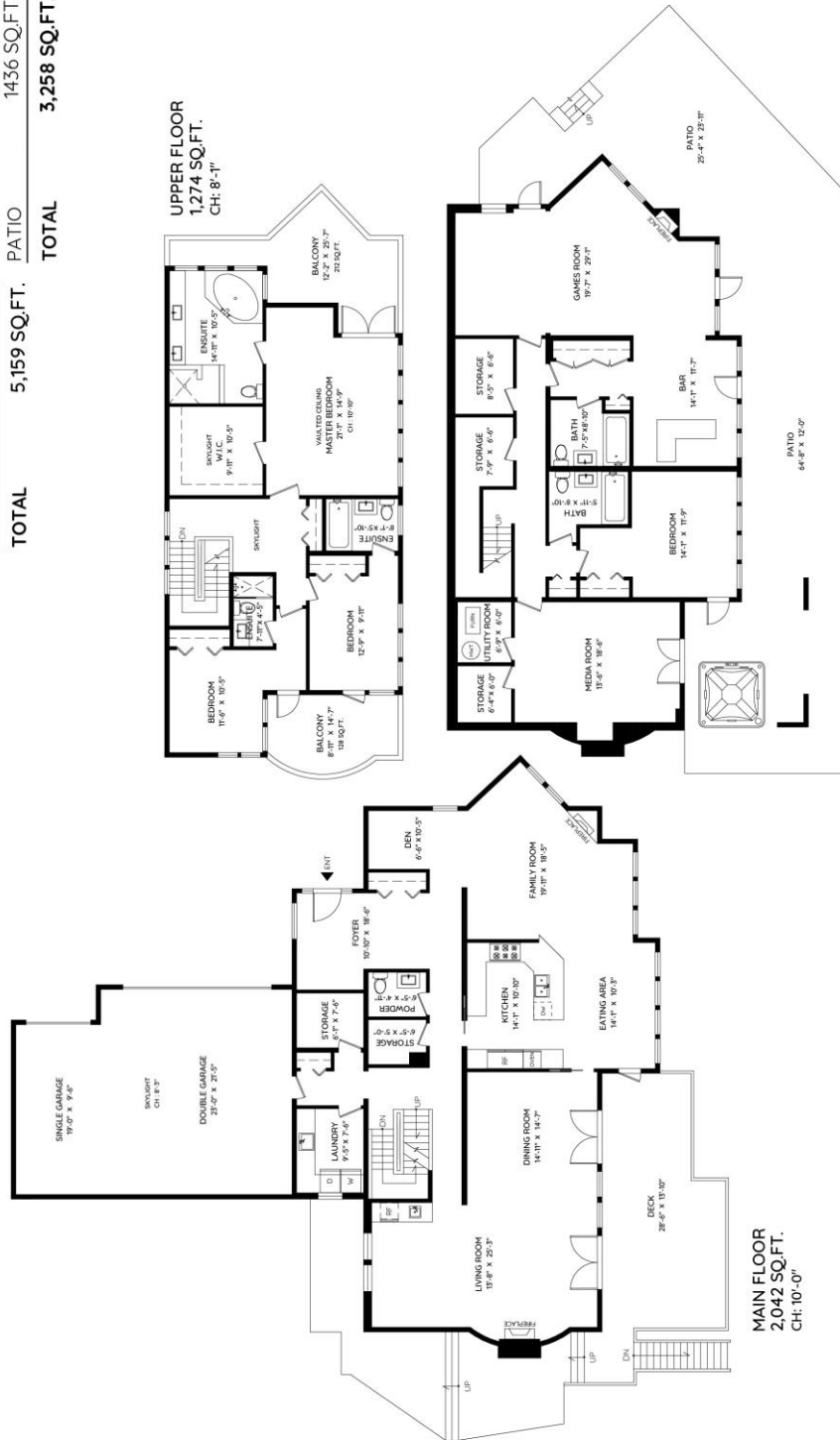
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

5741 SEAVIEW ROAD
WEST VANCOUVER, BC

| | | | |
|-------|--------------|---------|--------------|
| MAIN | 2,042 SQ.FT. | GARAGE | 719 SQ.FT. |
| UPPER | 1,274 SQ.FT. | DECK | 763 SQ.FT. |
| LOWER | 1,843 SQ.FT. | BALCONY | 340 SQ.FT. |
| TOTAL | 5,159 SQ.FT. | PATIO | 1436 SQ.FT. |
| | | TOTAL | 3,258 SQ.FT. |



0' 1" 3' 6" 12' 0"

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

keyplan
plan your space



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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