



## 4785 Estevan Place Offered at \$2,698,000

This beautiful, completely renovated view home is situated at the end of a private cul-de-sac on a 13,504 sq. ft. property with a level back yard and complete privacy. A spacious home offering almost 3,000 sq. ft. of living space. The main floor includes a renovated gorgeous kitchen, den, spacious living and dining rooms and a charming family room with doors leading to a sun-drenched deck. The upper floor offers 3 bedrooms including a huge master suite with large walk-in closet over the garage. Enjoy air-conditioning, professional landscaping and incredible location just steps to Caulfeild Elementary, Rockridge High School and Caulfeild Village.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



## BELLEVUE Realty Group®

Active

R2720704

Board: V

House/Single Family

## 4785 ESTEVAN PLACE

West Vancouver

Caulfeild

V7W 1H1

Residential Detached

\$2,698,000 (LP)

(SP) 

Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$2,880,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1966**  
 Frontage(feet): **44.02** Bathrooms: **3** Age: **56**  
 Frontage(metres): **13.42** Full Baths: **2** Zoning: **RS10**  
 Depth / Size: **158.07 IRR** Half Baths: **1** Gross Taxes: **\$6,995.28**  
 Lot Area (sq.ft.): **13,504.00** Rear Yard Exp: **Southeast** For Tax Year: **2022**  
 Lot Area (acres): **0.31** P.I.D.: **008-987-262** Tax Inc. Utilities?: \_\_\_\_\_  
 Flood Plain: \_\_\_\_\_ Tour: **Virtual Tour URL**  
 View: **Yes: beautiful city and water views**  
 Complex/Subdiv: \_\_\_\_\_  
 First Nation Reserve: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Brick, Wood</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year: _____	
Renovations: <b>Partly</b>	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>2</b> R.I. Fireplaces: _____	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Wood</b>			

Legal: LOT 5, BLOCK H, PLAN VAP11934, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: **Air Cond./Central**Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,626	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,263	Main	Living Room	21'3 x15'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7 x11'2			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'8 x11'2			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	6'3 x6'1			x	Above 5
Finished Floor (Total):	2,889sq. ft.	Main	Family Room	15'7 x14'7			x	
Unfinished Floor:	0	Main	Office	10'11 x9'8			x	
Grand Total:	2,889sq. ft.	Main	Mud Room	21'3 x5'8			x	
		Main	Laundry	14'7 x5'3			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	8'4 x7'6			x	
Suite:		Above	Master Bedroom	17'4 x17'0			x	
Basement:None		Above	Walk-In Closet	15'9 x8'6			x	
		Above	Bedroom	13'5 x11'9			x	
		Above	Bedroom	13'1 x10'1			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	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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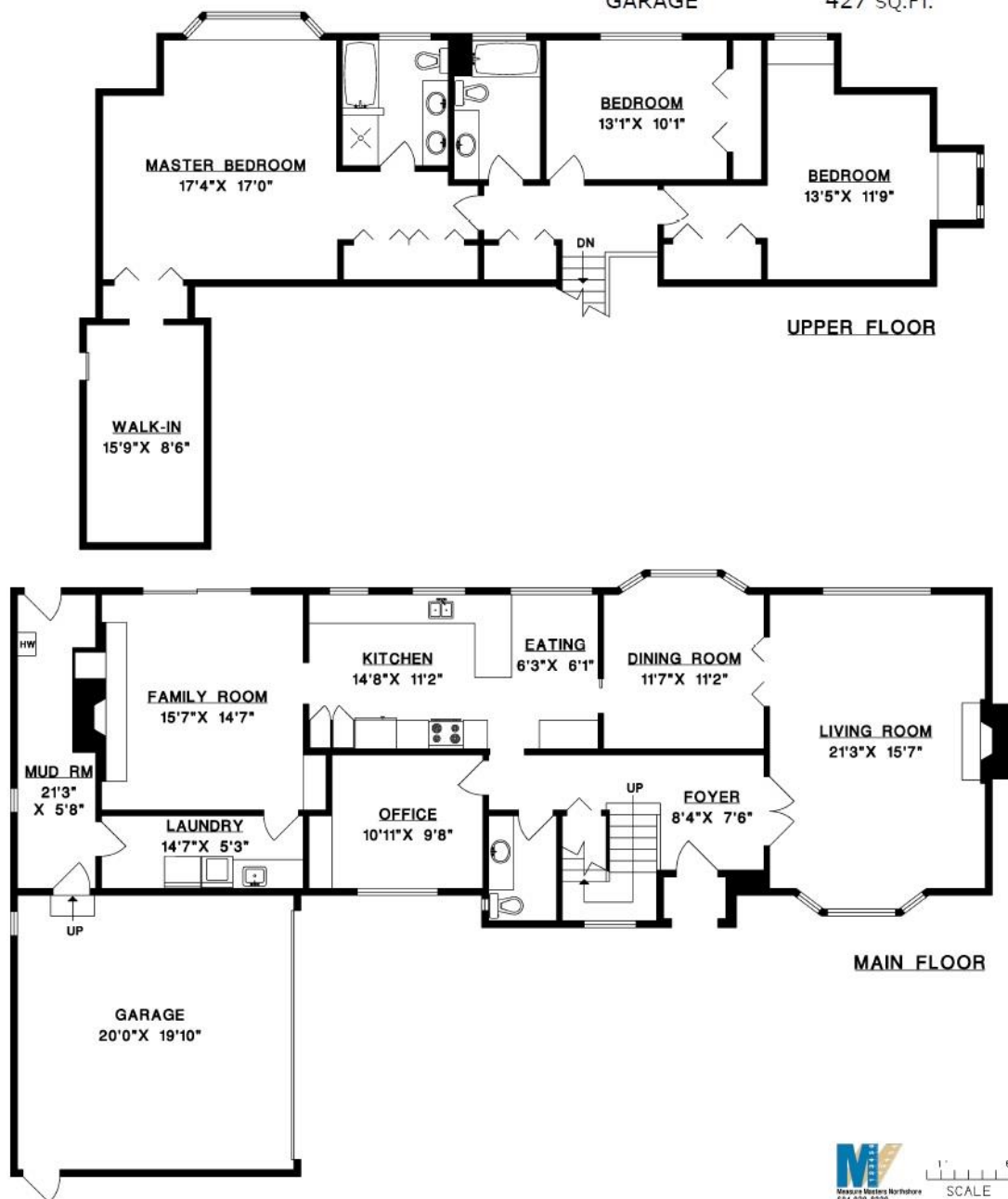
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BRG

4785 ESTEVAN PLACE  
WEST VANCOUVER

MAIN FLOOR	1,626 SQ.FT.
UPPER FLOOR	1,263 SQ.FT.
<b>TOTAL</b>	<b>2,889 SQ.FT.</b>
GARAGE	427 SQ.FT.



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4785 Estevan Place – Upgrades by Current Owner

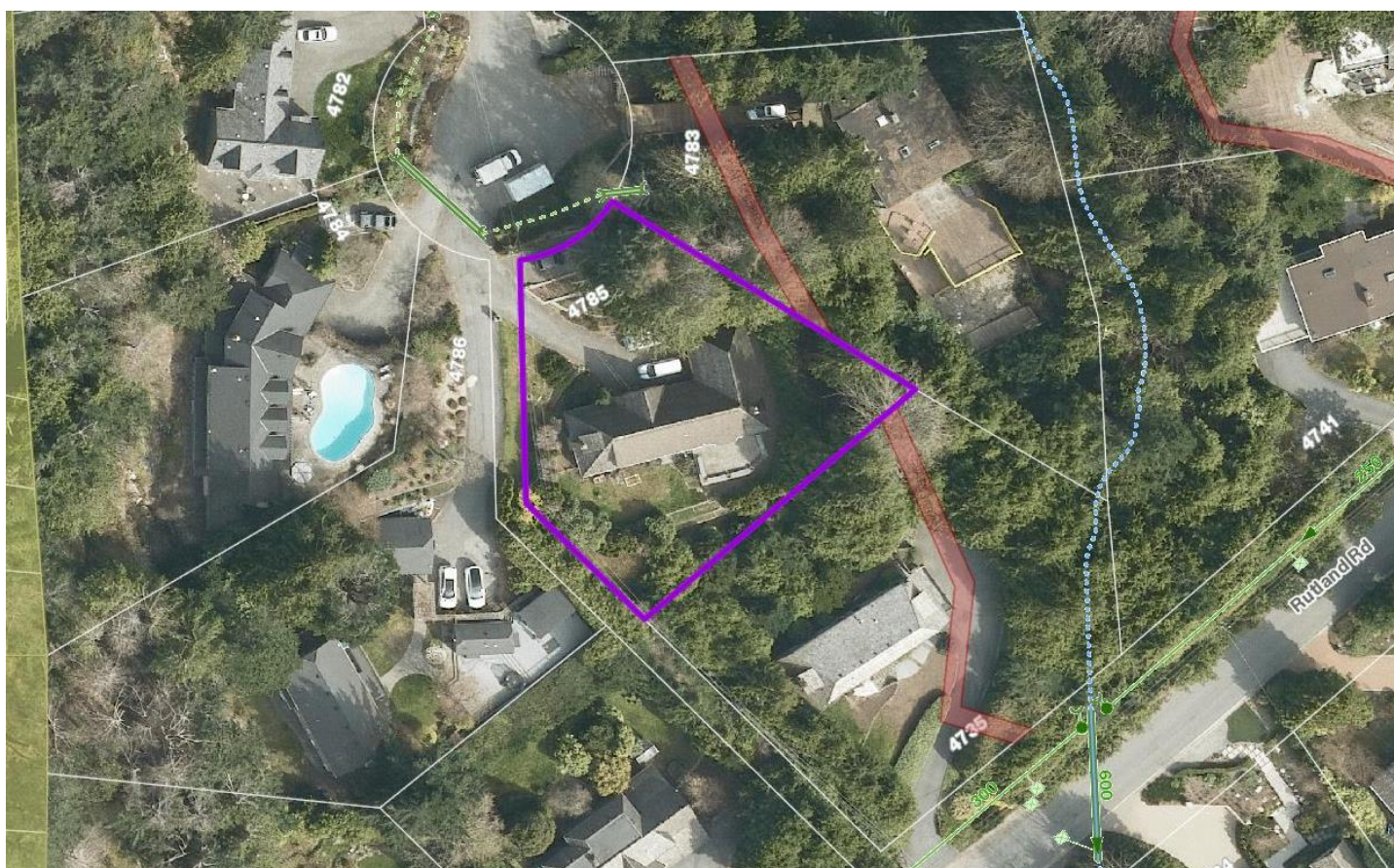
- New energy efficient furnace and air conditioner with new thermostat
- Navian tankless instant hot water heater
- Replacement of copper pipes / water system in crawl space, water pressure system and connections
- Built-in vacuum system
- Walk-in master closet
- Interior paint throughout
- Electrical upgrades – pot lights, updated electrical panel, electrical connections in attic and crawl space
- Upgraded security system with 8 cameras
- Yard redesigned by Landscape Architect and completed by landscapers including retaining walls, stairs, paths, plants, trees trimmed by arborist
- Redesigned sprinkler system with new soaker hoses, pipes, connectors



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