



4808 Northwood Drive Offered at \$3,298,000

This Welcome to 4808 Northwood Drive! This magnificent 6 bedroom, 4.5 bathroom Tudor style home boasting many updates. Sprawling over 4,500 sq. ft. on 3 levels, updates include exterior repainting, roof & 732 sq. ft. private back deck with a hot tub for relaxing & entertaining. Interior updates include Kitchen featuring stone counter tops and stainless steel appliances, bathrooms, hardwood floors & interior re-painting. This perfect family home features 4 bedrooms up with 2 more bedrooms in the basement. Formal & informal living rooms and grand foyer with 16 foot ceilings. Located on a quiet street just minutes from Cypress Mountain, West Vancouver & Eagle Harbour Yacht Clubs, Thunderbird marina, Caulfield village shopping centre, Gleneagles golf course, Rockridge & Caulfield elementary schools.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2722726
 Board: V
 House/Single Family

4808 NORTHWOOD DRIVE

West Vancouver
 Cypress Park Estates
 V7S 3C2

Residential Detached

\$3,298,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,298,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1990**
 Frontage(feet): **100.00** Bathrooms: **5** Age: **32**
 Frontage(metres): **30.48** Full Baths: **4** Zoning: **SFD**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$7,810.31**
 Lot Area (sq.ft.): **22,238.00** Rear Yard Exp: **Southeast** For Tax Year: **2022**
 Lot Area (acres): **0.51** P.I.D.: **008-184-496** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour:
 View: **Yes: Mountain**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

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

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
 Parking: **Add. Parking Avail., Carport & Garage, Garage; Triple**
 Driveway Finish: **Aggregate**
 Dist. to Public Transit: **0.5km** Dist. to School Bus: **0.5km**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **LOT 7, BLOCK 4, PLAN VAP21372, DISTRICT LOT 884, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Oven - Built In, Refrigerator, Smoke Alarm**

Finished Floor (Main):	1,735	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,400	Main	Living Room	19'9 x 14'9	Below	Recreation Room	19'0 x 13'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'6 x 11'4	Below	Bedroom	21'9 x 11'11	Main 2
Finished Floor (Below):	0	Main	Office	12'7 x 10'7	Below	Bedroom	11'11 x 9'6	Above 4
Finished Floor (Basement):	1,403	Main	Kitchen	12'2 x 11'8	Below	Utility	9'10 x 8'2	Above 3
Finished Floor (Total):	4,538sq. ft.	Main	Eating Area	9'11 x 9'5	Below	Wine Room	7'7 x 7'2	Above 3
Unfinished Floor:	0	Main	Family Room	20'3 x 14'11			x	Below 3
Grand Total:	4,538sq. ft.	Main	Patio	32'10 x 8'6			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	21'0 x 14'8			x	
Suite: None		Above	Bedroom	12'7 x 10'10			x	
Basement: Fully Finished		Above	Bedroom	11'11 x 9'9			x	
		Above	Bedroom	13'3 x 11'4			x	
		Above	Walk-In Closet	6'2 x 4'8			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Engel & Volkers Vancouver****Bellevue Realty Group****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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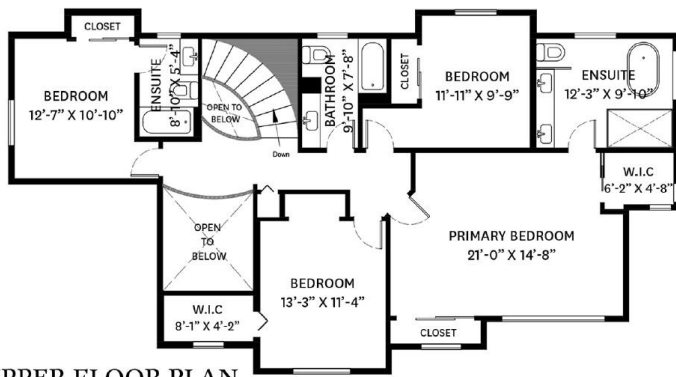
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4808

NORTHWOOD DRIVE

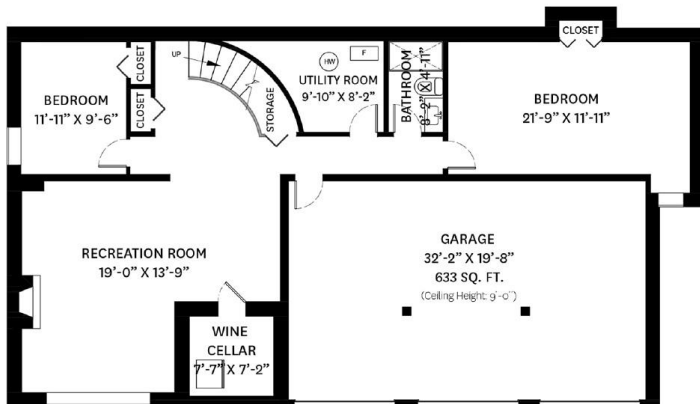
WEST VANCOUVER



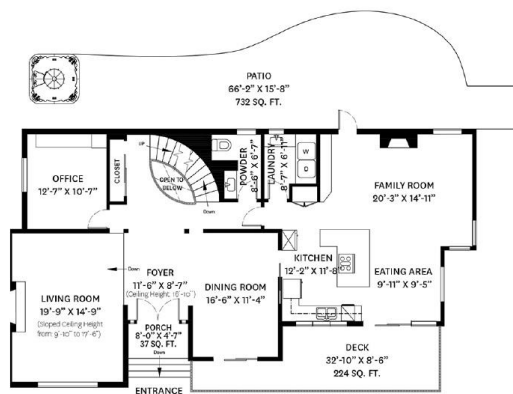
UPPER FLOOR PLAN
Ceiling Height: 8'-0"

TOTALS*	
LOWER FLOOR TOTAL	1,403 SQ.FT.
MAIN FLOOR TOTAL	1,735 SQ.FT.
UPPER FLOOR TOTAL	1,400 SQ.FT.
TOTAL	4,538 SQ.FT.
PATIO	732 SQ.FT.
GARAGE	633 SQ.FT.
DECK	224 SQ.FT.
PORCH	37 SQ.FT.

* Exclude(s) restricted headroom areas



LOWER FLOOR PLAN
Ceiling Height: 8'-1"



MAIN FLOOR PLAN
Ceiling Height: 8'-0"



FOR PROMOTIONAL USE ONLY. NOT FOR ARCHITECTURAL, LEGAL OR CONSTRUCTION USE. E&OE



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