



5843 Falcon Road Offered at \$3,498,000

Enjoy stunning ocean views from this home that is perfect for a family or a couple downsizing. Absolute luxury in a spacious one-level floor plan with 2,000 sq. ft. of living space plus 443 sq. ft. of covered outdoor living with gorgeous fireplace, built-in BBQ area, ocean view seating area and fire pit. This south-facing, bright and modern home offers 3 bedrooms & 3 full bathrooms and was substantially rebuilt in 2016 with further upgrades in 2021. An entertainer's delight with two gas fireplaces, open layout, high ceilings, a dream kitchen with high-end appliances, designer lighting, luxe blind systems and more. New garage with elevator was added in 2018. This private 12,240 sq. ft. property is situated on a quiet cul-de-sac, backing on to a lush forest in an exclusive neighbourhood just steps from Seaview Walk and a short walk from Gleneagles Golf Course and Community Centre, shopping, restaurants, marinas/yacht clubs and beautiful beaches.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2720726
 Board: V
 House/Single Family

5843 FALCON ROAD

West Vancouver
 Eagleridge
 V7W 1W5

Residential Detached

\$3,498,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$3,498,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2016**
 Frontage(feet): **94.00** Bathrooms: **3** Age: **6**
 Frontage(metres): **28.65** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **141.60 IRR** Half Baths: **0** Gross Taxes: **\$6,646.79**
 Lot Area (sq.ft.): **12,240.00** Rear Yard Exp: **North** For Tax Year: **2022**
 Lot Area (acres): **0.28** P.I.D.: **007-300-166** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: ocean and island views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Concrete, Frame - Wood	Parking: Garage; Single		
Exterior: Stucco, Wood	Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Completely	Property Disc.: Yes		
# of Fireplaces: 2 R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric, Natural Gas	Floor Finish: Hardwood, Tile		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: LOT 34, BLOCK A, PLAN VAP17236, DISTRICT LOT 772, NEW WESTMINSTER LAND DISTRICT

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

Finished Floor (Main):	1,979	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'1 x17'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'2 x12'5			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	17'2 x9'10			x	Main 3
Finished Floor (Basement):	0	Main	Master Bedroom	15'11 x12'4			x	Main 4
Finished Floor (Total):	1,979sq. ft.	Main	Bedroom	15'00 x9'11			x	
Unfinished Floor:	0	Main	Bedroom	12'4 x11'0			x	
Grand Total:	1,979sq. ft.	Main	Foyer	8'8 x6'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens:1	# of Rooms: 7	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

BELLEVUE Realty Group®

5843 FALCON ROAD

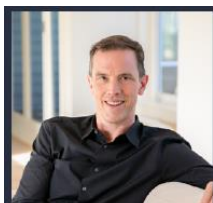
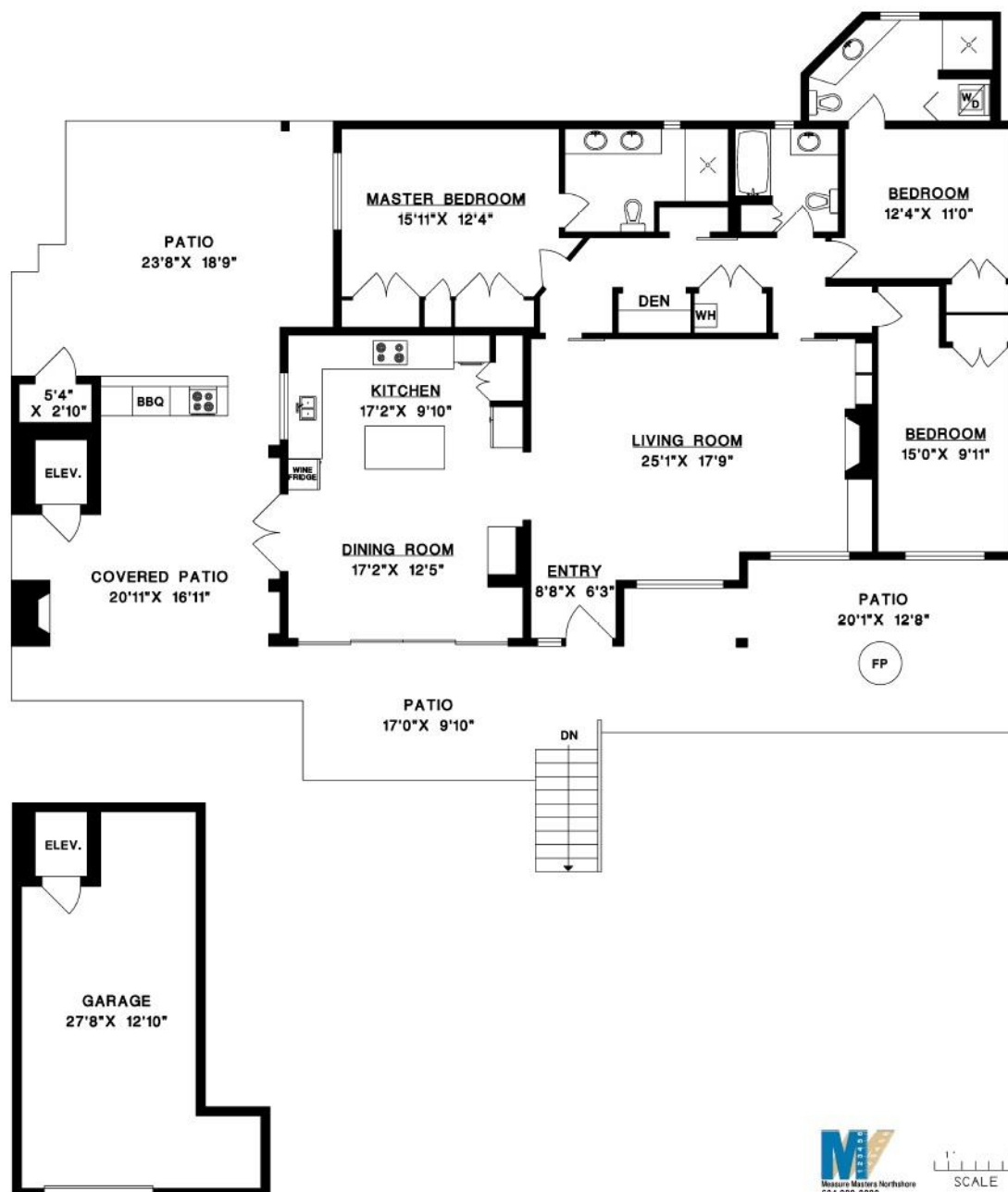
TOTAL SIZE 1,979 SQ. FT.

PLUS PATIOS 1,432 SQ. FT.

PLUS GARAGE 443 SQ. FT.

TOTAL SIZE INCLUDING GARAGE & OUTDOOR LIVING SPACE

3,854 SQ. FT.



ERIC CHRISTIANSEN

eric@ericchristiansen.com

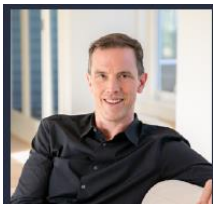
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

5843 Falcon Road – Updates by Current Owner

- all new lighting (dining area, master ensuite, guest bathroom, guest bedroom) (2021)
- lighting in kitchen/dining area from Restoration Hardware (\$20,000+)
- new top of the line water filtration system, WQA & NSF/ANSI 58 certified (August 2022)
- renovated master ensuite - all new floors, shower, fixtures, toilet, faucets etc. (2021)
- new fixtures in guest bathrooms (2021)
- added dimmers on most lighting throughout the home (2021)
- re-routed the lighting in the master bedroom – integrated into shelving so lights may be controlled from the bedside
- added additional security system cameras and equipment (2021)
- added small generator for backup power (January 2022)



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