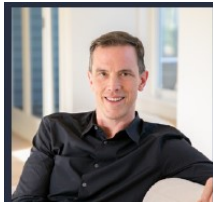




4485 Keith Road Offered at \$6,298,000

This home of exceptional quality is perfect for a large family. Offering 8,274 sq. ft. of luxurious living situated on an almost level 20,039 sq. ft. property in the heart of Caulfeild. Offering 6 bedrooms, 8 bathrooms and home office. Features include radiant heating, air-conditioning, smart home technology, fry kitchen, wine room, media room, outdoor fire pit, plunge pool and waterfall hot tub, power front gates, 3 car garage, ample level parking for 6 more and too much more to list. The layout is exceptional with huge 3,468 sq. ft. main floor, rare 5 bedrooms (all ensuite) upstairs and a lower level with games, media, recreation room and guest bedroom. An absolute must see and well below replacement cost.



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

Active
R2751526
 Board: V
 House/Single Family

4485 KEITH ROAD

West Vancouver
 Caulfeild
 V7W 2M7

Residential Detached

\$6,298,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$6,298,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**
 Frontage(feet): **99.89** Bathrooms: **8** Age: **4**
 Frontage(metres): **30.45** Full Baths: **6** Zoning: **RS3**
 Depth / Size: **200.36 IRR** Half Baths: **2** Gross Taxes: **\$22,880.53**
 Lot Area (sq.ft.): **20,039.00** Rear Yard Exp: **Southeast** For Tax Year: **2022**
 Lot Area (acres): **0.46** P.I.D.: **004-217-527** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **Water Supply: City/Municipal**

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

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **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: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 Driveway Finish: **Concrete**
 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**

Legal: **LOT 2, BLOCK G, PLAN VAP7354, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (EXPL PL 4206) OF LOT 3**

Amenities: **Air Cond./Central, Elevator, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

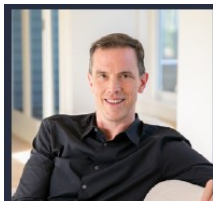
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Vacuum - Built In**

Finished Floor (Main):	3,468	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,717	Main	Living Room	31'4 x 22'1	Above	Bedroom	13'5 x 12'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'4 x 16'6	Above	Bedroom	13'5 x 13'3	Main	2
Finished Floor (Below):	2,089	Main	Kitchen	17'7 x 16'2	Above	Bedroom	13'2 x 12'11	Main	4
Finished Floor (Basement):	0	Main	Wok Kitchen	14'11 x 6'7	Below	Recreation Room	22'6 x 19'1	Above	7
Finished Floor (Total):	8,274sq. ft.	Main	Family Room	20'11 x 18'11	Below	Games Room	19'6 x 11'11	Above	4
Unfinished Floor:	0	Main	Office	18'11 x 13'1	Below	Media Room	20'11 x 16'5	Above	4
Grand Total:	8,274sq. ft.	Main	Sauna	6'2 x 4'6	Below	Bedroom	14'1 x 12'1	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	20'5 x 14'2	Below	Walk-In Closet	10'5 x 5'4	Below	4
Suite:		Above	Primary Bedroom	21'0 x 18'5			x	Below	2
Basement:None		Above	Dressing Room	11'6 x 11'4			x		
		Above	Bedroom	14'11 x 13'2			x		
		Above	Walk-In Closet	8'0 x 5'3			x		
		Above	Walk-In Closet	5'4 x 5'3			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 21	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.



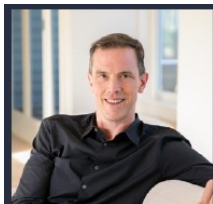
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4485 Keith Road – Features

- European Tiles and Engineered white-oak wide plank flooring through out the home
- Custom Made Locally sourced high end cabinetry with several built-ins
- Top grade Sub-Zero and Wolfe appliance package
- Control 4 home automation, controlling pool controls, security, lighting, audio/video, WIFI extenders, etc.
- Vinyltek Windows
- Built in Hid-a-hose vacuum system on each floor
- Multi-point camera system
- Plenty of covered patio space with fire features, built in BBQ, and entertaining speakers.
- Exterior pool and hot tub with automated controls and separate heating for each
- Sprinkler / Irrigation system for entire landscaping
- Radiant Heating throughout the entire home with a high-efficiency boiler and oversized 80L hot water storage.
- (Technical) Fully horizontally and vertically steel reinforced 30 MPA concrete foundation walls
- Pass thru folding window to Outdoor living
- Over 8,500 SF on a 20,000 SF rectangular sunny north facing lot

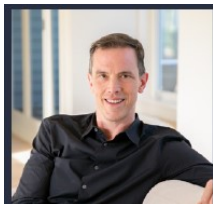


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4485 KEITH ROAD
WEST VANCOUVER

MAIN FLOOR	3,468 SQ.FT.
UPPER FLOOR	2,717 SQ.FT.
LOWER FLOOR	2,089 SQ.FT.
TOTAL	8,274 SQ.FT.
GARAGE	679 SQ.FT.



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