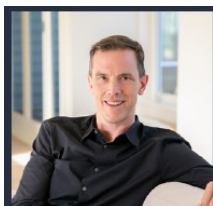




5515 Ocean Place Offered at \$6,298,000

Absolutely stunning example of a Brad Lamoreaux Craftman Style architecturally designed home. Approximately 4,700 sq ft of incomparable quality & design on 2 levels. Enjoy the spacious 3 car garage and huge autocourt situated on a 30,940 sq. ft. waterfront property with an absolutely breathtaking 180+ degree view. The home offers North American Cherry wood flooring, an exquisite kitchen with the highest quality cabinetry and appliances and extensive millwork. Featuring 4 large bedrooms including a deluxe master suite with his and her closets and his and her ensuites, and a total of 4.5 bathrooms. Enjoy the beautiful west facing sundrenched pool.



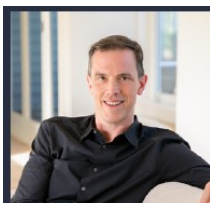
ERIC CHRISTIANSEN
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604-312-9999
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Active R2750187 Board: V House/Single Family	5515 OCEAN PLACE West Vancouver Eagle Harbour V7W 1N7	Residential Detached \$6,298,000 (LP) (SP) 																																																																																																		
	<p>Sold Date: _____ If new, GST/HST inc?: _____</p> <p>Meas. Type: Feet Bedrooms: 4</p> <p>Frontage(feet): 123.60 Bathrooms: 5</p> <p>Frontage(metres): 37.67 Full Baths: 5</p> <p>Depth / Size: 382.11 IRR Half Baths: 0</p> <p>Lot Area (sq.ft.): 30,940.00 Rear Yard Exp: East</p> <p>Lot Area (acres): 0.71 P.I.D.: 017-856-850</p> <p>Flood Plain: _____</p> <p>View: Yes: spectacular ocean views</p> <p>Complex/Subdiv: _____</p> <p>First Nation Reserve: _____</p> <p>Services Connected: Electricity, Natural Gas, Water</p> <p>Sewer Type: _____ Water Supply: City/Municipal</p>	<p>Original Price: \$6,298,000</p> <p>Approx. Year Built: 1999</p> <p>Age: 24</p> <p>Zoning: RS3</p> <p>Gross Taxes: \$29,003.20</p> <p>For Tax Year: 2022</p> <p>Tax Inc. Utilities?: _____</p> <p>Tour: Virtual Tour URL</p>																																																																																																		
<p>Style of Home: 2 Storey</p> <p>Construction: Frame - Wood</p> <p>Exterior: Wood</p> <p>Foundation: Concrete Perimeter</p> <p>Renovations: _____</p> <p># of Fireplaces: 2 R.I. Fireplaces: _____</p> <p>Fireplace Fuel: Natural Gas, Wood</p> <p>Fuel/Heating: Forced Air, Natural Gas</p> <p>Outdoor Area: Balcny(s) Patio(s) Dck(s)</p> <p>Type of Roof: Wood</p>	<p>Total Parking: 5 Covered Parking: 3 Parking Access: Front</p> <p>Parking: Add. Parking Avail., Garage; Triple, RV Parking Avail.</p> <p>Driveway Finish: Paving Stone</p> <p>Dist. to Public Transit: Near Dist. to School Bus: Near</p> <p>Title to Land: Freehold NonStrata Land Lease Expiry Year: _____</p> <p>Property Disc.: Yes</p> <p>Fixtures Leased: No :</p> <p>Fixtures Rmvd: _____ :</p> <p>Floor Finish: Hardwood</p>																																																																																																			
Legal: LOT C, BLOCK F, PLAN LMP5821, DISTRICT LOT 879, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																				
Amenities: Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub																																																																																																				
Site Influences: Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property																																																																																																				
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW																																																																																																				
<p>Finished Floor (Main): 2,095</p> <p>Finished Floor (Above): 2,561</p> <p>Finished Floor (AbvMain2): 0</p> <p>Finished Floor (Below): 0</p> <p>Finished Floor (Basement): 0</p> <p>Finished Floor (Total): 4,656sq. ft.</p> <p>Unfinished Floor: 0</p> <p>Grand Total: 4,656sq. ft.</p> <p>Fir Area (Det'd 2nd Res): _____ sq. ft.</p> <p>Suite: _____</p> <p>Basement: None</p>	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>28'8 x 17'9</td> <td>Above</td> <td>Den</td> <td>17'2 x 9'9</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>13'6 x 11'0</td> <td></td> <td></td> <td></td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>13'6 x 12'7</td> <td></td> <td></td> <td></td> <td>Above 6</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>18'2 x 17'11</td> <td></td> <td></td> <td></td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Office</td> <td>10'7 x 8'1</td> <td></td> <td></td> <td></td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>11'7 x 7'6</td> <td></td> <td></td> <td></td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>11'9 x 10'0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>17'10 x 17'9</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Dressing Room</td> <td>19'10 x 13'0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>10'10 x 8'3</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>15'10 x 12'1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'11 x 11'9</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'4 x 12'4</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	28'8 x 17'9	Above	Den	17'2 x 9'9	Floor #Pcs	Main	Dining Room	13'6 x 11'0				Main 3	Main	Kitchen	13'6 x 12'7				Above 6	Main	Family Room	18'2 x 17'11				Above 4	Main	Office	10'7 x 8'1				Above 3	Main	Laundry	11'7 x 7'6				Above 4	Main	Foyer	11'9 x 10'0					Above	Primary Bedroom	17'10 x 17'9					Above	Dressing Room	19'10 x 13'0					Above	Walk-In Closet	10'10 x 8'3					Above	Bedroom	15'10 x 12'1					Above	Bedroom	14'11 x 11'9					Above	Bedroom	14'4 x 12'4					
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<p>Crawl/Bsmt. Height: _____ # of Levels: 2</p> <p># of Kitchens: 1 # of Rooms: 14</p>	<p>Manuf Type: _____ Registered in MHR?: _____</p> <p>MHR#: _____ CSA/BCE: _____</p> <p>ByLaw Restrictions: _____</p>	<p>PAD Rental: _____</p> <p>Maint. Fee: _____</p>																																																																																																		
Listing Broker(s): Bellevue Realty Group																																																																																																				

Full video tour at www.ericchristiansen.com

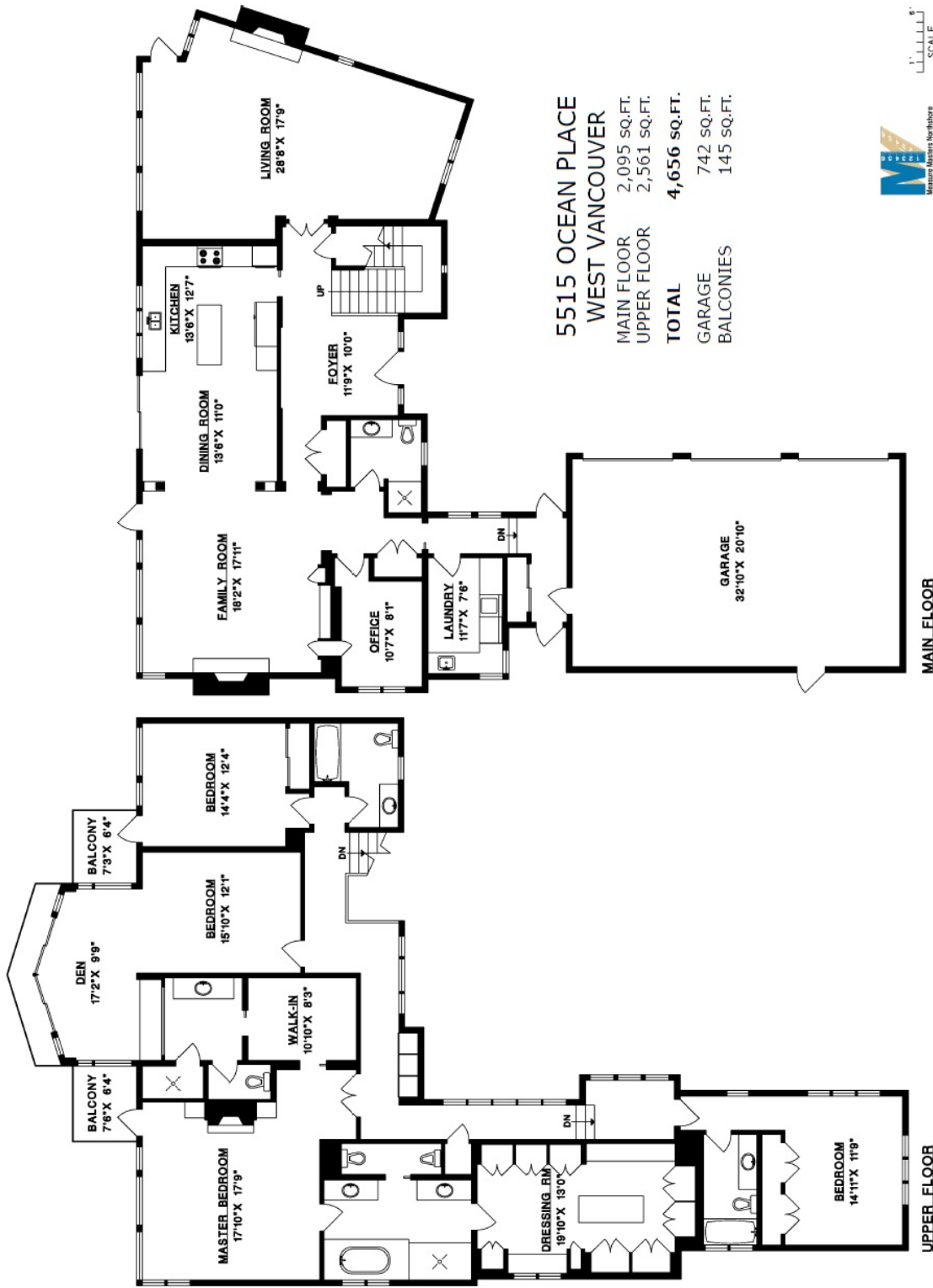
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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**5515 OCEAN PLACE
WEST VANCOUVER**

MAIN FLOOR 2,095 SQ.FT.
UPPER FLOOR 2,561 SQ.FT.
TOTAL 4,656 SQ.FT.
GARAGE 742 SQ.FT.
BALCONIES 145 SQ.FT.



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