



## 3003 Burfield Place Offered at \$3,498,000

This spectacular new home was masterfully built by British Pacific Properties. The exceptional quality is complimented by the panoramic views. A 2,845 sq. ft., 3 level, 3 bedroom and den home with elevator, air conditioning, garden patios and 985 sq. ft. of decks. This is perfect for someone downsizing but spacious enough for a young family. A nearby walking path connects residents to Mulgrave School - and restaurants, shops and other amenities are mere minutes away. Last chance to own a Mulgrave Park Home. There is only one shared wall with the neighbour's garage and there is NO Strata, NO shared fees and this home is situated on its own 8,193 sq. ft. lot.



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



**Active**  
**R2869528**  
 Board: V  
 1/2 Duplex

**3003 BURFIELD PLACE**  
 West Vancouver  
 Cypress Park Estates  
 V7S 0A9

Residential Attached  
**\$3,498,000** (LP)   
 (SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$3,498,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2022</b>
Frontage(feet): <b>28.51</b>	Bathrooms: <b>4</b>	Age: <b>2</b>
Frontage(metres): <b>8.69</b>	Full Baths: <b>3</b>	Zoning: <b>CD3</b>
Depth / Size (ft.): <b>130.68 IRR</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,786.90</b>
Sq. Footage: <b>8,193.50</b>	P.I.D.: <b>029-473-675</b>	For Tax Year: <b>2023</b>
Flood Plain:	View: <b>Yes :spectacular city and water</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>Mulgrave Park</b>	Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	Tour: <b>Virtual Tour URL</b>
First Nation:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>3 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>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>
Exterior: <b>Fibre Cement Board, Stucco</b>	Title to Land: <b>Freehold NonStrata</b>	Property Disc.: <b>Yes</b>	
Foundation: <b>Concrete Perimeter</b>	Fixtures Leased: <b>No :</b>	Fixtures Rmvd: <b>No :</b>	
Renovations:	Reno. Year:		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Gas - Natural</b>	Rain Screen: <b>Full</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Metal, Torch-On</b>	Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>		

Legal: **LOT 14, PLAN EPP36310, DISTRICT LOT 817, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry**

Site Influences: **Central Location**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>935</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>947</b>	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): <b>130</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>833</b>	Maint Fee:	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>2,845 sq. ft.</b>	Bylaws Restrictions:	# of Pets:	Cats: Dogs:
Unfinished Floor: <b>0</b>	Restricted Age:		
Grand Total: <b>2,845 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?:		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmnt. Ht: <b># of Levels: 3</b>			
# of Kitchens: <b>1</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'10 x 11'6	Below	Bedroom	14'5 x 10'4	1	Main	2	No
Main	Dining Room	14'4 x 10'2	Below	Laundry	13'1 x 5'3	2	Above	5	Yes
Main	Kitchen	19'1 x 9'0	Below	Utility	11'10 x 8'2	3	Above	3	Yes
Main	Office	11'2 x 8'2	Below	Foyer	8'0 x 5'6	4	Below	3	Yes
Above	Primary Bedroom	16'0 x 12'0			x	5			
Above	Walk-In Closet	9'2 x 7'5			x	6			
Above	Bedroom	13'0 x 11'9			x	7			
Above	Walk-In Closet	9'0 x 5'9			x	8			

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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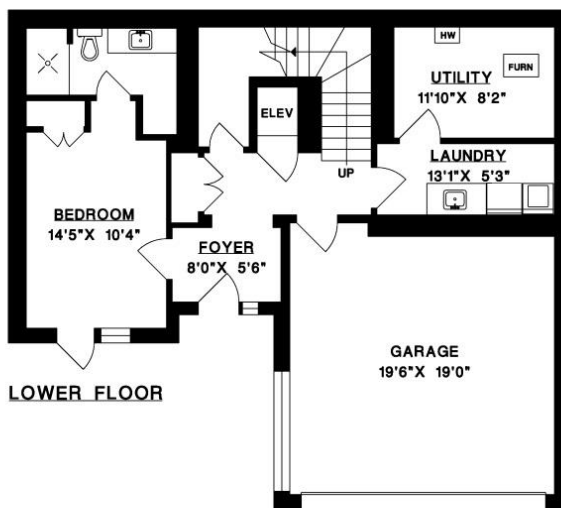
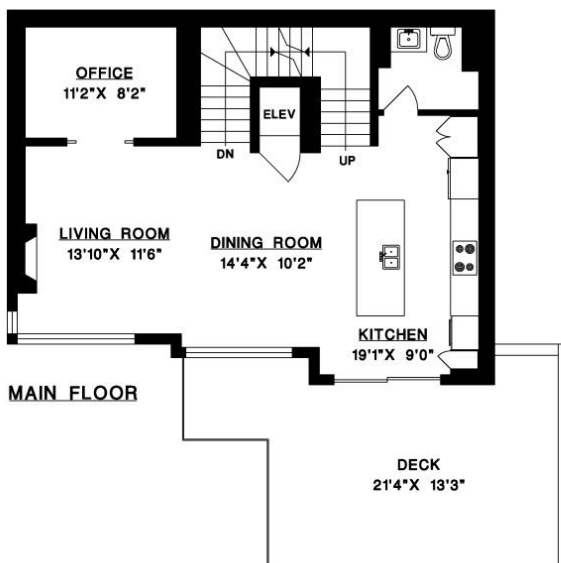
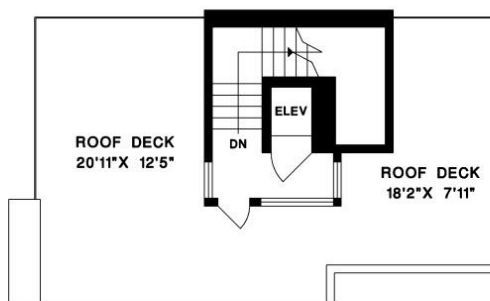
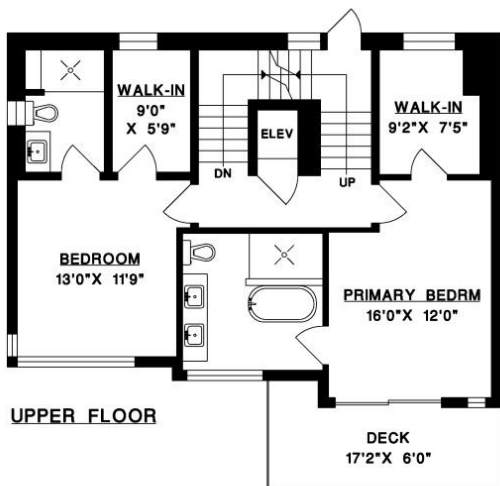
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3003 BURFIELD PLACE  
WEST VANCOUVER

MAIN FLOOR 935 SQ.FT.  
TOP FLOOR 130 SQ.FT.  
UPPER FLOOR 947 SQ.FT.  
LOWER FLOOR 833 SQ.FT.

**TOTAL 2,845 SQ.FT.**

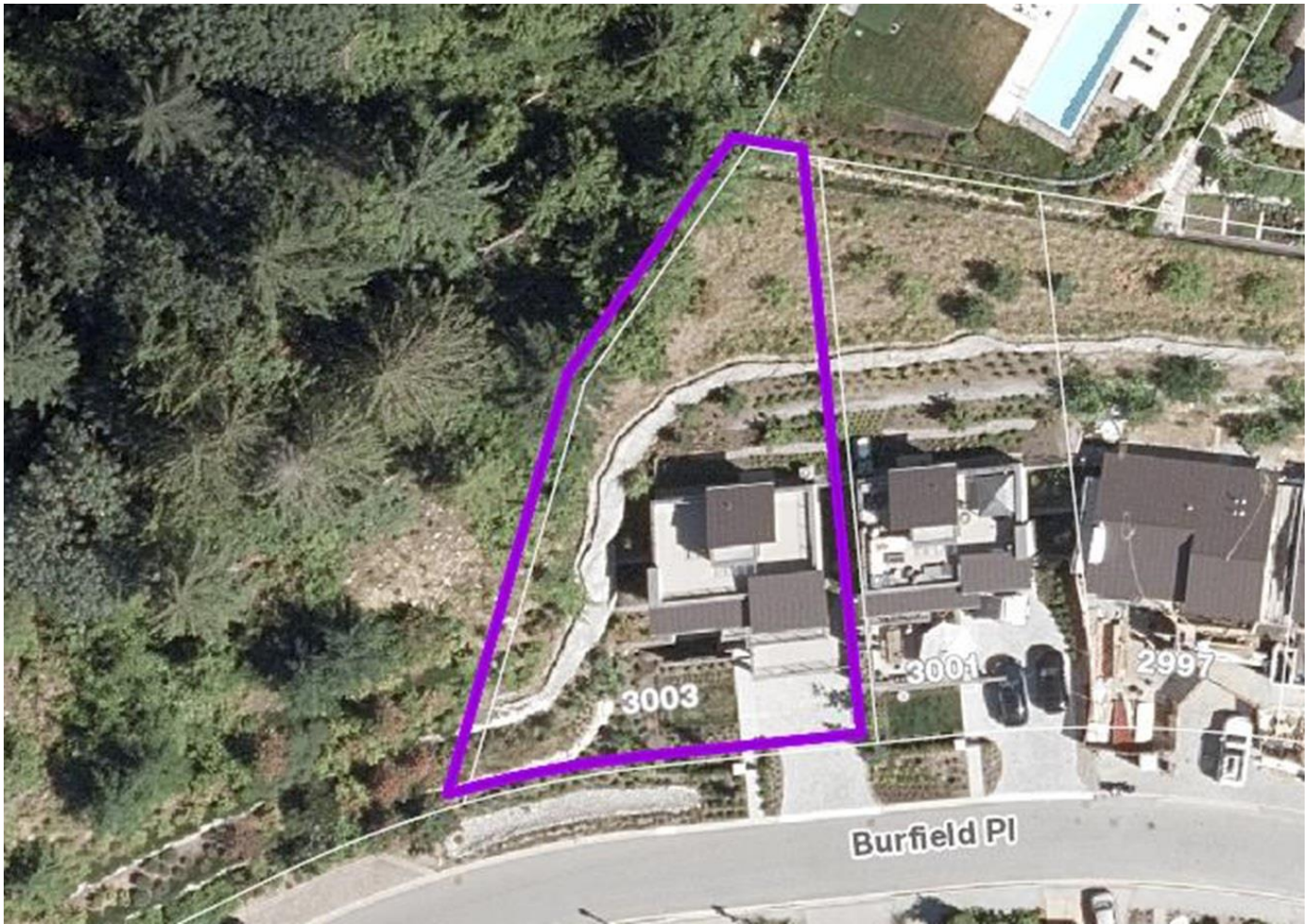
GARAGE 443 SQ.FT.  
DECKS 985 SQ.FT.



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