



4683 Decourcy Court Offered at \$3,298,000

This gorgeous home was custom built for its original owner. The perfect family home with a large entertainment kitchen that is open to the family and level front yard. Offering 4,422 sq. ft. of living space, 4 bedrooms, den, and 4 bathrooms, all situated on a 10,817 sq. ft property. This is one of West Vancouver's best family cul-de-sacs. All just steps to Caulfeild Elementary, Rockridge High-school, Caulfeild Village shopping and numerous parks and trails.



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

Active R3072434 Board: V House/Single Family	4683 DECOURCY COURT West Vancouver Caulfeild V7W 3J5	Residential Detached \$3,298,000 (LP) (SP) M
	Sold Date: Meas. Type: Feet Frontage(feet): 99.39 Frontage(metres): 30.29 Depth / Size: 113.58 IRR Lot Area (sq.ft.): 10,817.00 Lot Area (acres): 0.25 Flood Plain: View: : Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 4 Full Baths: 2 Half Baths: 2 Rear Yard Exp: North P.I.D.: 024-615-226
		Original Price: \$3,529,000 Approx. Year Built: 2001 Age: 25 Zoning: CD86 Gross Taxes: \$12,423.13 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter	Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Patio(s) & Deck(s) Type of Roof: Wood	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Paving Stone 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: : Floor Finish: Hardwood, Wall/Wall/Mixed
Legal: LOT 8, BLOCK O, PLAN LMP43667, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Amenities: Garden		
Site Influences: Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator		
Finished Floor (Main): 2,046 Finished Floor (Above): 1,334 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,042 Finished Floor (Basement): 0 Finished Floor (Total): 4,422sq. ft. Unfinished Floor: 0 Grand Total: 4,422sq. ft.	Floor Type Dimensions Main Living Room 14'8 x 13'10 Main Dining Room 14'8 x 12'11 Main Kitchen 19'4 x 13'1 Main Eating Area 14'2 x 14'2 Main Family Room 24'10 x 16'11 Main Office 11'11 x 10'10 Main Laundry 11'9 x 7'11 Main Foyer 14'7 x 9'11 Above Primary Bedroom 20'7 x 14'0 Above Walk-In Closet 9'4 x 7'11 Above Bedroom 13'9 x 13'2 Above Bedroom 13'9 x 13'2 Above Bedroom 11'0 x 10'11	Floor Type Dimensions Bathrooms Below Recreation Room 22'5 x 18'7 Floor #Pcs Below Media Room 23'1 x 15'11 Main 2 x Above 5 x Above 4 x Below 2 x x x x x x x x
Suite: Basement: None	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 15	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.

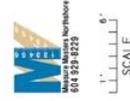
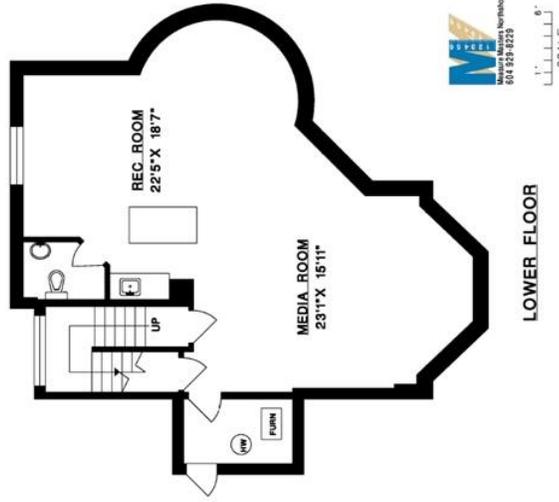
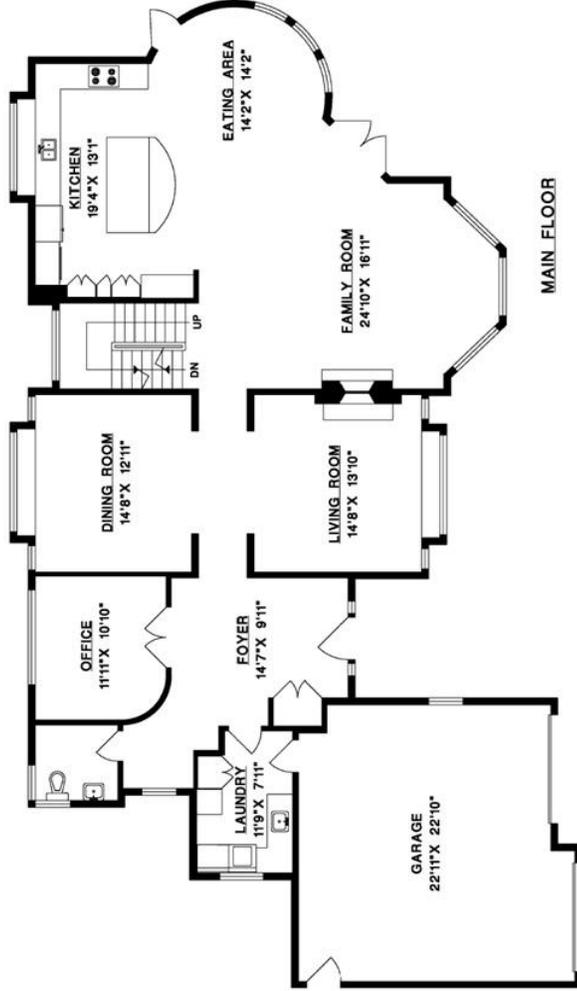
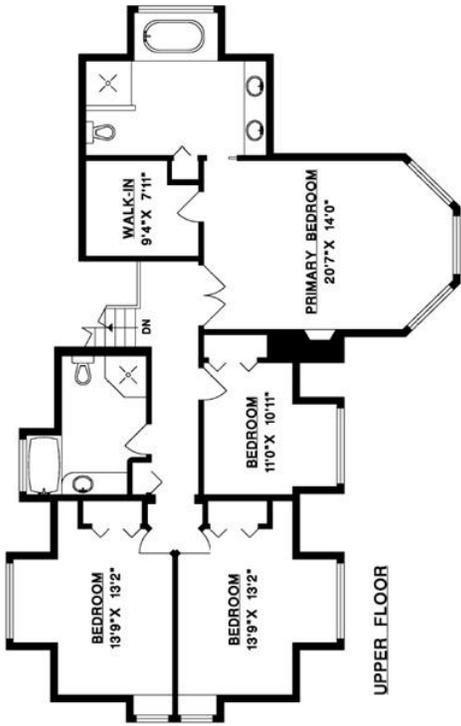


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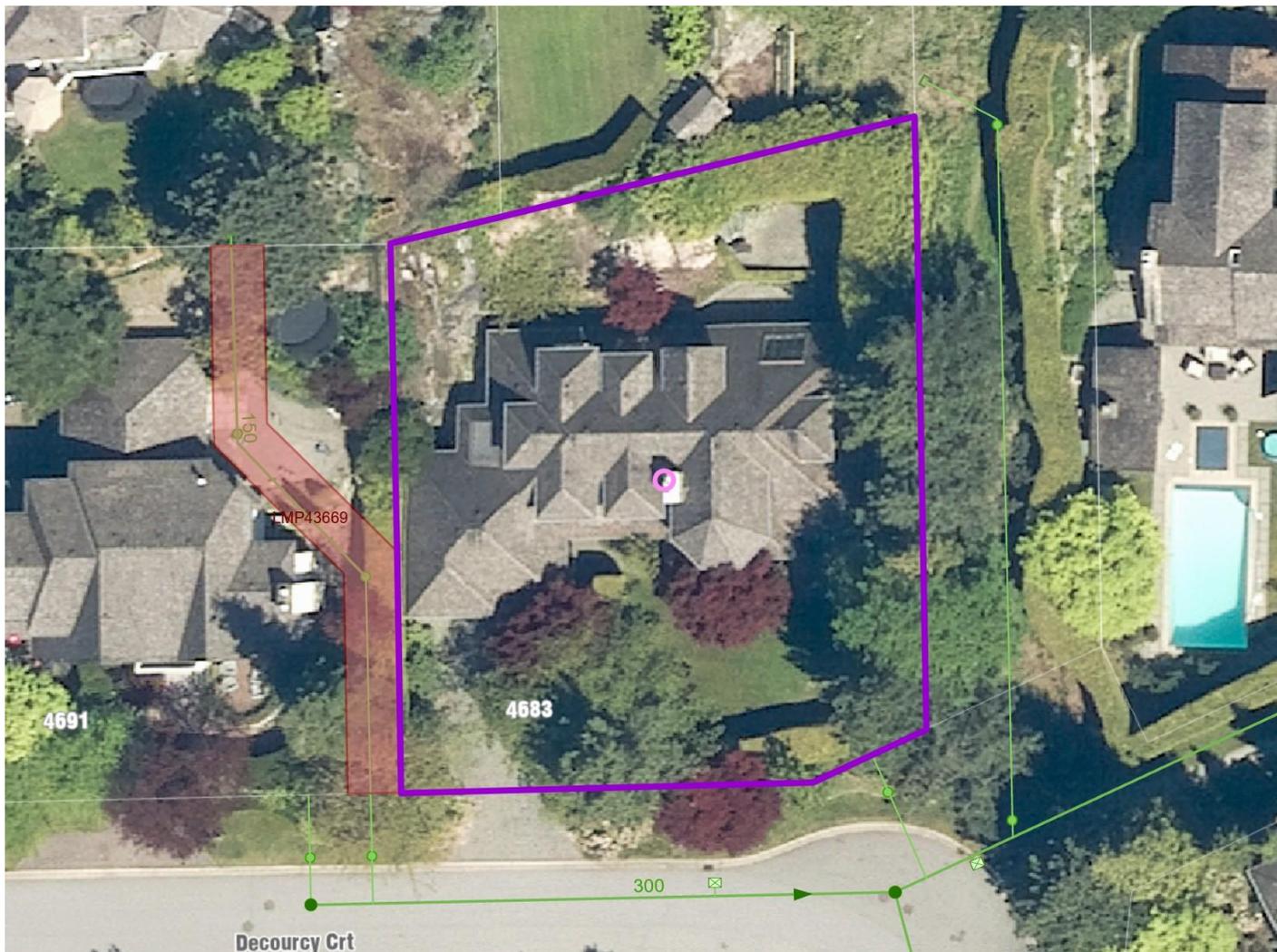
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4683 DECOURCY COURT
 WEST VANCOUVER
 MAIN FLOOR 2,046 SQ.FT.
 UPPER FLOOR 1,334 SQ.FT.
 LOWER FLOOR 1,042 SQ.FT.
TOTAL 4,422 SQ.FT.
 GARAGE 537 SQ.FT.



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