



5219 Headland Drive Offered at \$2,790,000



A gorgeous custom built 2 owner home family home. Features of this home include over 4,400 square feet of living space, up to 5 bedrooms, a spacious family room off the kitchen, 3.5 bathrooms including a new master ensuite, and a huge walkout lower floor. Situated on a beautifully landscaped 12,249 sq ft property just steps to Caulfeild Village Shopping, Rockridge High School and Caulfeild Elementary School.



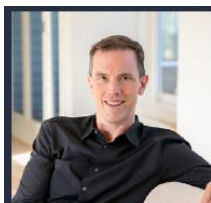
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3107368 Board: V House/Single Family		5219 HEADLAND DRIVE West Vancouver Upper Caulfeild V7W 2Y6		Residential Detached \$2,790,000 (LP) (SP) M	
		Sold Date:		If new, GST/HST inc?:	
		Meas. Type: Feet		Bedrooms: 5	
		Frontage(feet): 122.90		Bathrooms: 4	
		Frontage(metres): 37.46		Full Baths: 3	
		Depth / Size: 142.65 IRR		Half Baths: 1	
Lot Area (sq.ft.): 12,249.00		Rear Yard Exp: Northwest		Original Price: \$2,790,000	
Lot Area (acres): 0.28		P.I.D.: 007-192-827		Approx. Year Built: 1981	
Flood Plain:				Age: 45	
View: Yes: mountain view				Zoning: RS10	
Complex/Subdiv:				Gross Taxes: \$9,444.02	
First Nation Reserve:				For Tax Year: 2026	
Services Connected: Electricity, Natural Gas, Water				Tax Inc. Utilities?:	
Sewer Type: City/Municipal		Water Supply: City/Municipal		Tour: Virtual Tour URL	
Style of Home: 3 Storey		Total Parking: 5		Covered Parking: 2	
Construction: Frame - Wood		Parking: Garage; Double, RV Parking Avail.		Parking Access: Front	
Exterior: Brick, Wood		Driveway Finish: Aggregate		Dist. to Public Transit: Near	
Foundation: Concrete Perimeter		Title to Land: Freehold NonStrata		Dist. to School Bus: Near	
Renovations:		Property Disc.: Yes		Land Lease Expiry Year:	
# of Fireplaces: 3 R.I. Fireplaces:		Fixtures Leased: No			
Fireplace Fuel: Wood		Fixtures Rmvd: :			
Fuel/Heating: Forced Air, Natural Gas		Floor Finish: Hardwood, Wall/Wall/Mixed			
Outdoor Area: Patio(s) & Deck(s)					
Type of Roof: Wood					
Legal: LOT 24, BLOCK 5, PLAN VAP18343, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT					
Amenities: Garden					
Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby					
Features: Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top					
Finished Floor (Main): 1,609		Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,690		Main	Living Room	21'7" x 14'11"	Above Games Room 37'1" x 15'2"
Finished Floor (AbvMain2): 0		Main	Dining Room	14'3" x 14'1"	Below Office 21'4" x 14'1"
Finished Floor (Below): 1,108		Main	Kitchen	13'0" x 11'1"	Below Family Room 23'1" x 12'11"
Finished Floor (Basement): 0		Main	Eating Area	13'1" x 8'5"	Below Bedroom 13'0" x 10'5"
Finished Floor (Total): 4,407 sq. ft.		Main	Family Room	20'10" x 11'8"	x
Unfinished Floor: 0		Main	Laundry	9'11" x 8'10"	x
Grand Total: 4,407 sq. ft.		Main	Mud Room	7'7" x 5'7"	x
Flr Area (Det'd 2nd Res): sq. ft.		Main	Foyer	11'7" x 9'8"	x
Suite:		Above	Primary Bedroom	15'9" x 15'1"	x
Basement: None		Above	Walk-In Closet	7'1" x 6'5"	x
		Above	Bedroom	15'0" x 13'11"	x
		Above	Bedroom	13'11" x 11'11"	x
		Above	Bedroom	12'0" x 11'5"	x
Crawl/Bsmt. Height: # of Levels: 3		Manuf Type:		Registered in MHR?:	PAD Rental:
# of Kitchens: 1 # of Rooms: 17		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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5219 Headland Drive
West Vancouver, BC

MAIN FLOOR	1,609 SF
UPPER FLOOR	1,690 SF
LOWER FLOOR	1,108 SF
LIVING AREA	4,407 SF
RESTR. HEADROOM	172 SF
UNFINISHED AREA	474 SF
TOTAL AREA	5,053 SF

DECK	295 SF
GARAGE	491 SF
AUXILIARY AREA	786 SF



Valid Until: October 7, 2026

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, EAO measured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z390-2003 method.

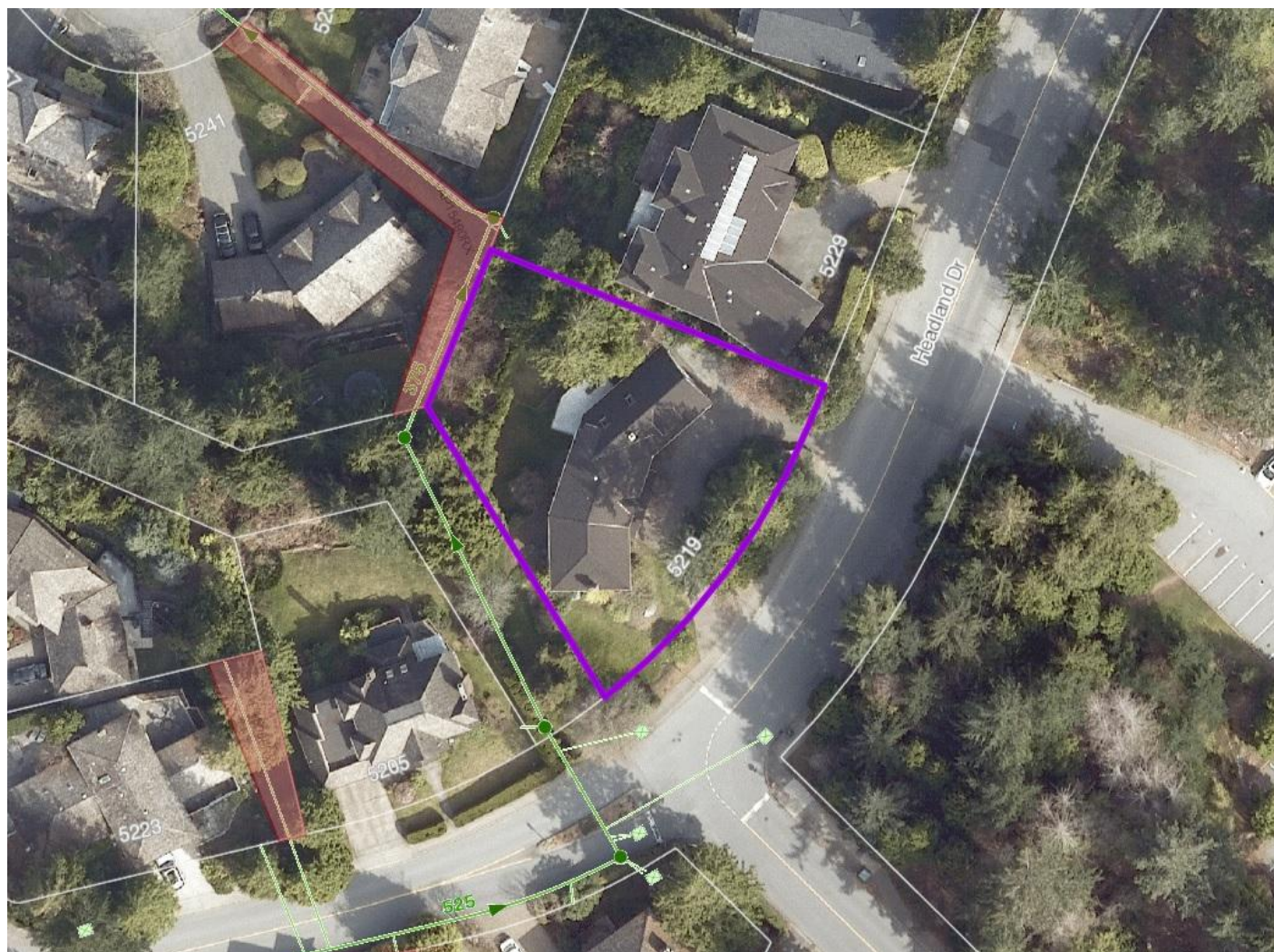


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