



5312 Marine Drive Offered at \$2,980,000

Beautiful This gorgeous west coast style home is stunning. The contemporary high end kitchen is spectacular and the wide plank hardwood floors are beautiful. A spacious 3,478 sq.ft. of living space on 3 levels with lined water views. Offering 4 bedrooms, 4 renovated bathrooms, multiple decks and patios, air-conditioning and too much more to list.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3100256 Board: V House/Single Family		5312 MARINE DRIVE West Vancouver Caulfeild V7W 2P8		Residential Detached \$2,980,000 (LP) (SP) 																																																																																																			
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$2,980,000 Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 1981 Frontage(feet): 76.18 Bathrooms: 4 Age: 45 Frontage(metres): 23.22 Full Baths: 3 Zoning: RS3 Depth / Size: 45.53 IRR Half Baths: 1 Gross Taxes: \$7,280.58 Lot Area (sq.ft.): 12,261.00 Rear Yard Exp: Southwest For Tax Year: 2026 Lot Area (acres): 0.28 P.I.D.: 004-499-468 Tax Inc. Utilities?: _____ Flood Plain: _____ Tour: Virtual Tour URL View: Yes: water and island views Complex/Subdiv: _____ First Nation Reserve: _____ Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																																					
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter		Total Parking: 6 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: No : _____ Floor Finish: Hardwood, Tile																																																																																																					
Renovations: Completely # of Fireplaces: 3 R.I. Fireplaces: _____ Fireplace Fuel: Wood Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood		Reno. Year: 2017 Rain Screen: _____ Metered Water: _____ R.I. Plumbing: _____																																																																																																					
Legal: LOT 28, BLOCK A/B, PLAN VAP16991, DISTRICT LOT 879, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																							
Amenities: _____ Site Influences: Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Clothes Washer/Dryer, Oven - Built In, Range Top, Refrigerator																																																																																																							
Finished Floor (Main): 1,836 Finished Floor (Above): 831 Finished Floor (AbvMain2): 0 Finished Floor (Below): 811 Finished Floor (Basement): 0 Finished Floor (Total): 3,478sq. ft. Unfinished Floor: 0 Grand Total: 3,478sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<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>31'1" x 16'0"</td> <td>Below</td> <td>Walk-In Closet</td> <td>8'4" x 5'1"</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>12'21" x 9'8"</td> <td>Below</td> <td>Laundry</td> <td>6'9" x 5'4"</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>17'4" x 12'11"</td> <td></td> <td></td> <td>x</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>16'5" x 13'0"</td> <td></td> <td></td> <td>x</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Office</td> <td>18'4" x 10'8"</td> <td></td> <td></td> <td>x</td> <td>Below 3</td> </tr> <tr> <td>Main</td> <td>Den</td> <td>10'2" x 8'1"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>10'2" x 6'0"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>17'4" x 13'1"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>13'7" x 13'0"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'3" x 10'3"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Living Room</td> <td>25'0" x 7'10"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Dining Room</td> <td>16'2" x 13'0"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>12'0" x 8'4"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	31'1" x 16'0"	Below	Walk-In Closet	8'4" x 5'1"	Floor #Pcs	Main	Dining Room	12'21" x 9'8"	Below	Laundry	6'9" x 5'4"	Main 2	Main	Kitchen	17'4" x 12'11"			x	Above 4	Main	Family Room	16'5" x 13'0"			x	Above 4	Main	Office	18'4" x 10'8"			x	Below 3	Main	Den	10'2" x 8'1"			x		Main	Foyer	10'2" x 6'0"			x		Above	Primary Bedroom	17'4" x 13'1"			x		Above	Bedroom	13'7" x 13'0"			x		Above	Bedroom	12'3" x 10'3"			x		Below	Living Room	25'0" x 7'10"			x		Below	Dining Room	16'2" x 13'0"			x		Below	Bedroom	12'0" x 8'4"			x	
Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms																																																																																																	
Main	Living Room	31'1" x 16'0"	Below	Walk-In Closet	8'4" x 5'1"	Floor #Pcs																																																																																																	
Main	Dining Room	12'21" x 9'8"	Below	Laundry	6'9" x 5'4"	Main 2																																																																																																	
Main	Kitchen	17'4" x 12'11"			x	Above 4																																																																																																	
Main	Family Room	16'5" x 13'0"			x	Above 4																																																																																																	
Main	Office	18'4" x 10'8"			x	Below 3																																																																																																	
Main	Den	10'2" x 8'1"			x																																																																																																		
Main	Foyer	10'2" x 6'0"			x																																																																																																		
Above	Primary Bedroom	17'4" x 13'1"			x																																																																																																		
Above	Bedroom	13'7" x 13'0"			x																																																																																																		
Above	Bedroom	12'3" x 10'3"			x																																																																																																		
Below	Living Room	25'0" x 7'10"			x																																																																																																		
Below	Dining Room	16'2" x 13'0"			x																																																																																																		
Below	Bedroom	12'0" x 8'4"			x																																																																																																		
Suite: _____ Basement: None		Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____ MHR#: _____ CSA/BCE: _____ Maint. Fee: _____ ByLaw Restrictions: _____																																																																																																					
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.

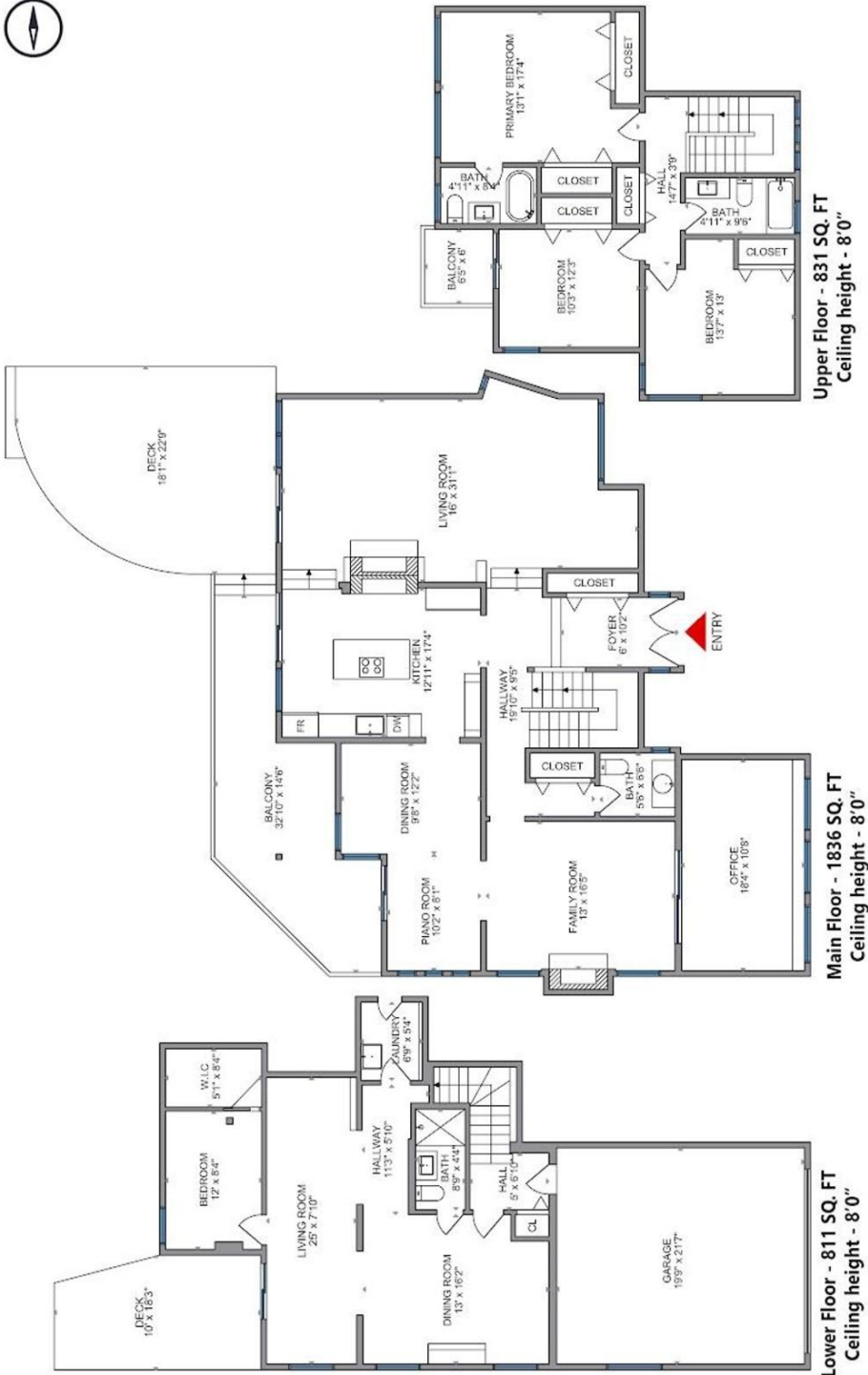
**ERIC CHRISTIANSEN**

eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

5312 Marine Dr West Vancouver



• LIVING AREA	3478 SQ. FT.	• EXTRA AREA	1255 SQ. FT.
Main Floor	1836 SQ. FT.	Garage	419 SQ. FT.
Upper Floor	831 SQ. FT.	Balcony	301 SQ. FT.
Lower Floor	811 SQ. FT.	Deck	535 SQ. FT.

*Floor plans are intended to give a general indication of the proposed layout only.

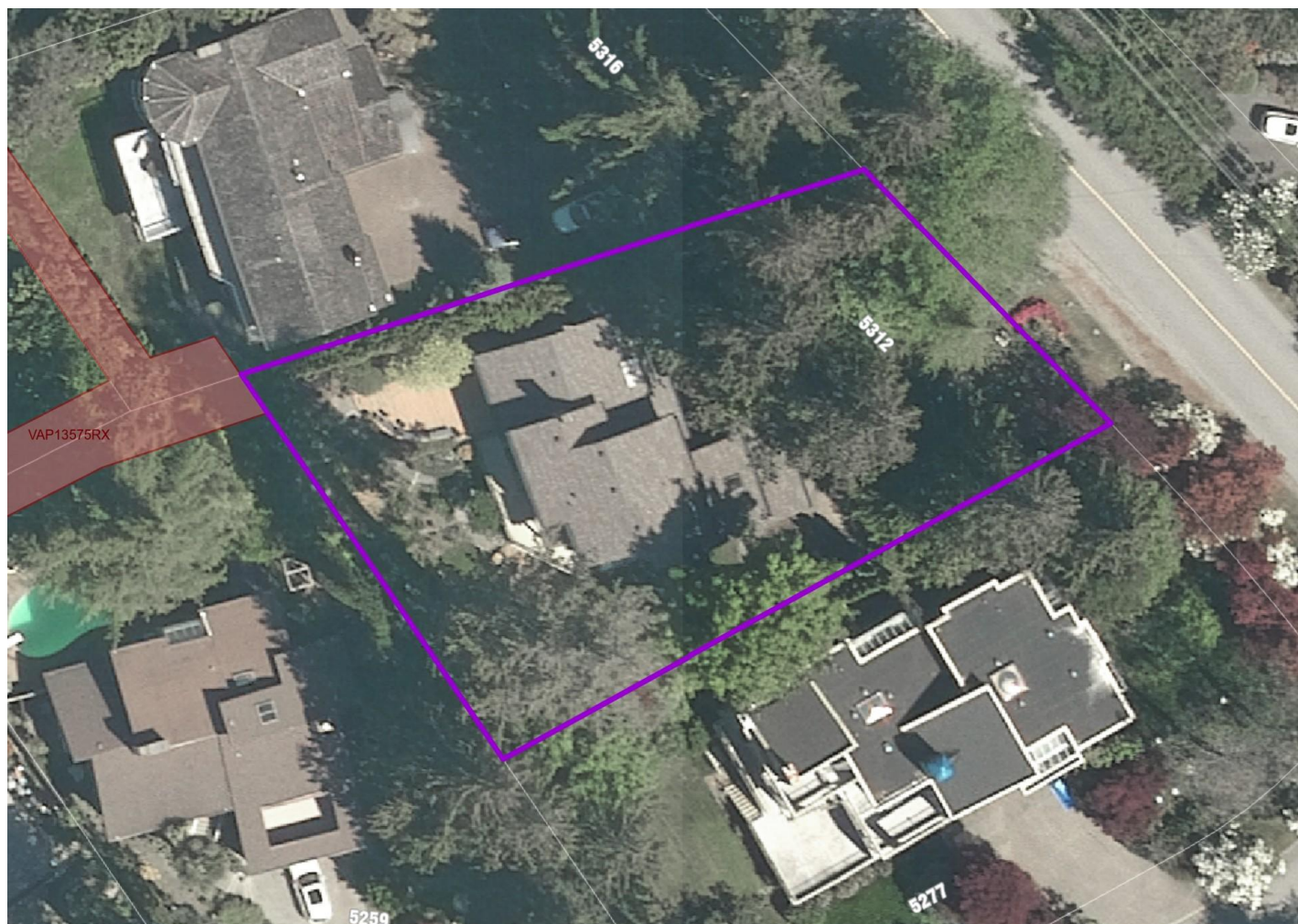
*All dimensions are not guaranteed, not intended to form part any contract or warranty.

REVSTUDIO.CA



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1