

5168 Redonda Drive Offered at \$4,980,000

Unobstructed views are enjoyed from almost every room of this custom built home. Masterfully build by award winning Goldwood Homes for the original owner. A stunning 5,845 sq.ft. luxury residence set on a beautifully landscaped 9,300 sq.ft. corner lot, featuring a rare level driveway and flat yard with a swimming pool and hot tub— an exceptional offering for a home with views of this caliber. Offering 4 bedrooms, 6 bathrooms, 2 dens and an incredible main floor featuring an open plan and vaulted ceilings, all opening to huge south deck to soak in the sun and the jaw dropping views. Too many amazing things about this home to list. Come have a look.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

Active
R3120208
 Board: V
 House/Single Family

5168 REDONDA DRIVE
 North Vancouver
 Canyon Heights NV
 V7R 3K3

Residential Detached
\$4,980,000 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$4,980,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2006**
 Frontage(feet): **383.66** Bathrooms: **6** Age: **20**
 Frontage(metres): **116.94** Full Baths: **4** Zoning: **RS3**
 Depth / Size: **377.52 IRR** Half Baths: **2** Gross Taxes: **\$20,611.10**
 Lot Area (sq.ft.): **9,300.00** Rear Yard Exp: **Northeast** For Tax Year: **2024**
 Lot Area (acres): **0.21** P.I.D.: **008-511-195** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: **Virtual Tour URL**
 View: **Yes: spectacular city & water 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: **Stone, Wood**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: **3** R.I. Fireplaces: _____
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Hot Water, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: _____
 Rain Screen: **No**
 Metered Water: _____
 R.I. Plumbing: _____

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: **No**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 69, BLOCK A, PLAN VAP13725, DISTRICT LOT 579, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Vacuum - Built In, Wine Cooler**

Finished Floor (Main):	1,770	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	24'3 x 21'0	Below	Flex Room	15'0 x 11'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	22'1 x 13'10	Below	Storage	11'4 x 9'11	Main 2
Finished Floor (Below):	2,268	Main	Kitchen	19'2 x 18'1	Below	Storage	7'11 x 6'7	Below 7
Finished Floor (Basement):	1,807	Main	Pantry	9'4 x 5'7	Bsmt	Recreation Room	34'11 x 19'2	Below 3
Finished Floor (Total):	5,845 sq. ft.	Main	Laundry	14'7 x 12'3	Bsmt	Games Room	24'7 x 16'11	Below 3
Unfinished Floor:	0	Main	Foyer	10'4 x 8'9	Bsmt	Bedroom	18'0 x 11'11	Bsmt 2
Grand Total:	5,845 sq. ft.	Below	Primary Bedroom	21'4 x 13'9	Bsmt	Walk-In Closet	9'0 x 4'11	Bsmt 4
Floor Area (Det'd 2nd Res):	sq. ft.	Below	Walk-In Closet	13'4 x 6'7	Bsmt	Utility	18'1 x 6'11	
Suite:		Below	Bedroom	16'10 x 12'6	Bsmt	Storage	8'8 x 5'5	
Basement: None		Below	Walk-In Closet	7'5 x 5'4				
		Below	Bedroom	15'5 x 12'7				
		Below	Walk-In Closet	9'0 x 7'2				
		Below	Family Room	16'10 x 13'10				

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **22**

Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
 MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
 ByLaw Restrictions: _____

Listing Broker(s): **Bellevue Realty Group**

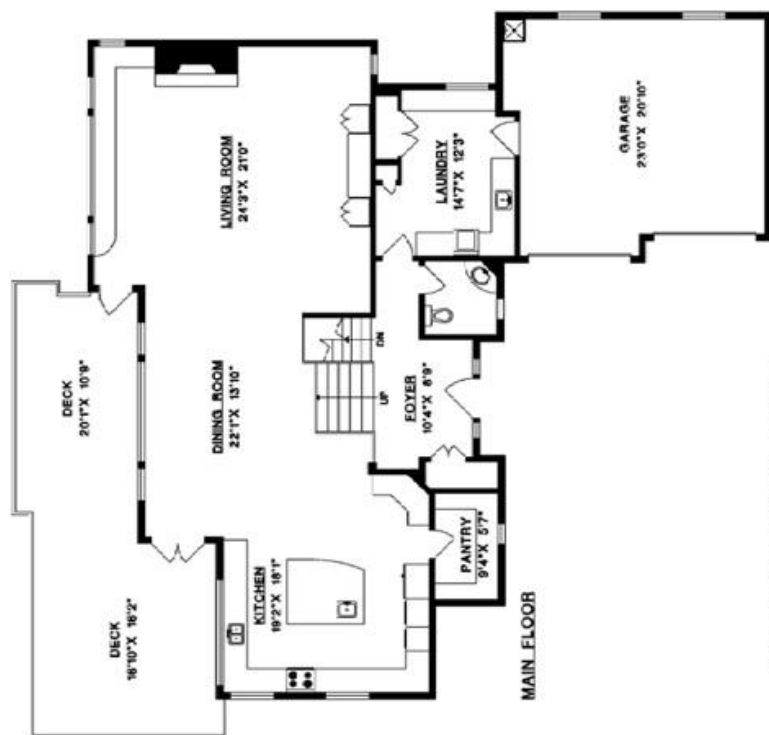
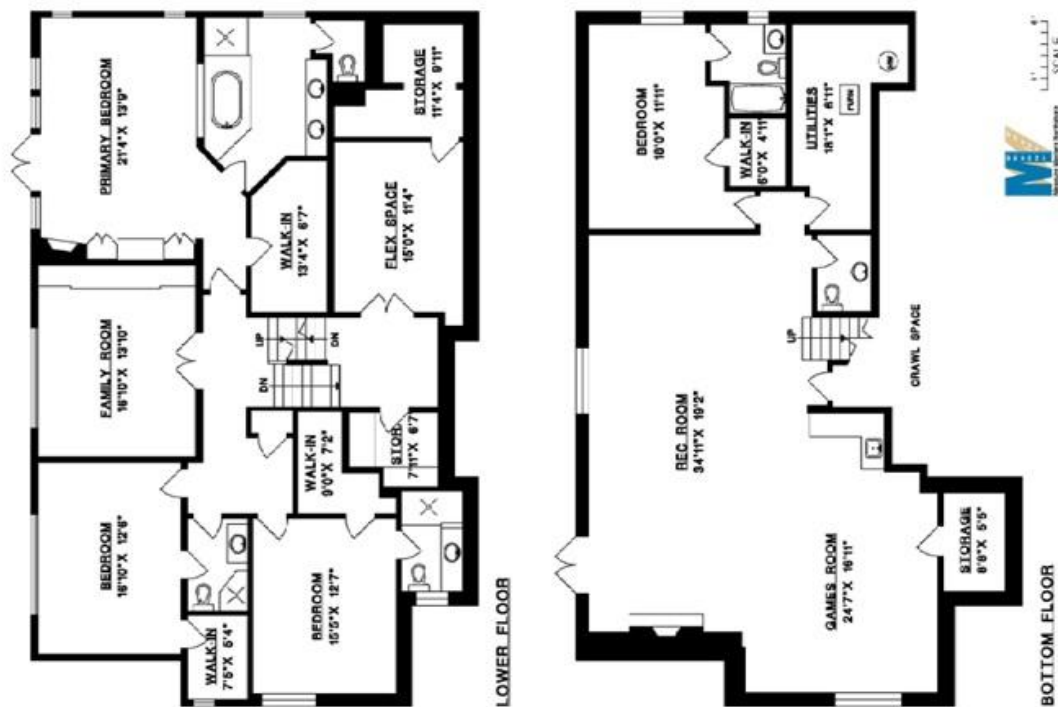
Full video tour at www.ericchristiansen.com
 All information contained herein is deemed to be accurate but should not be relied upon without verification.



ERIC CHRISTIANSEN
 eric@ericchristiansen.com

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





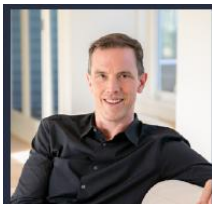
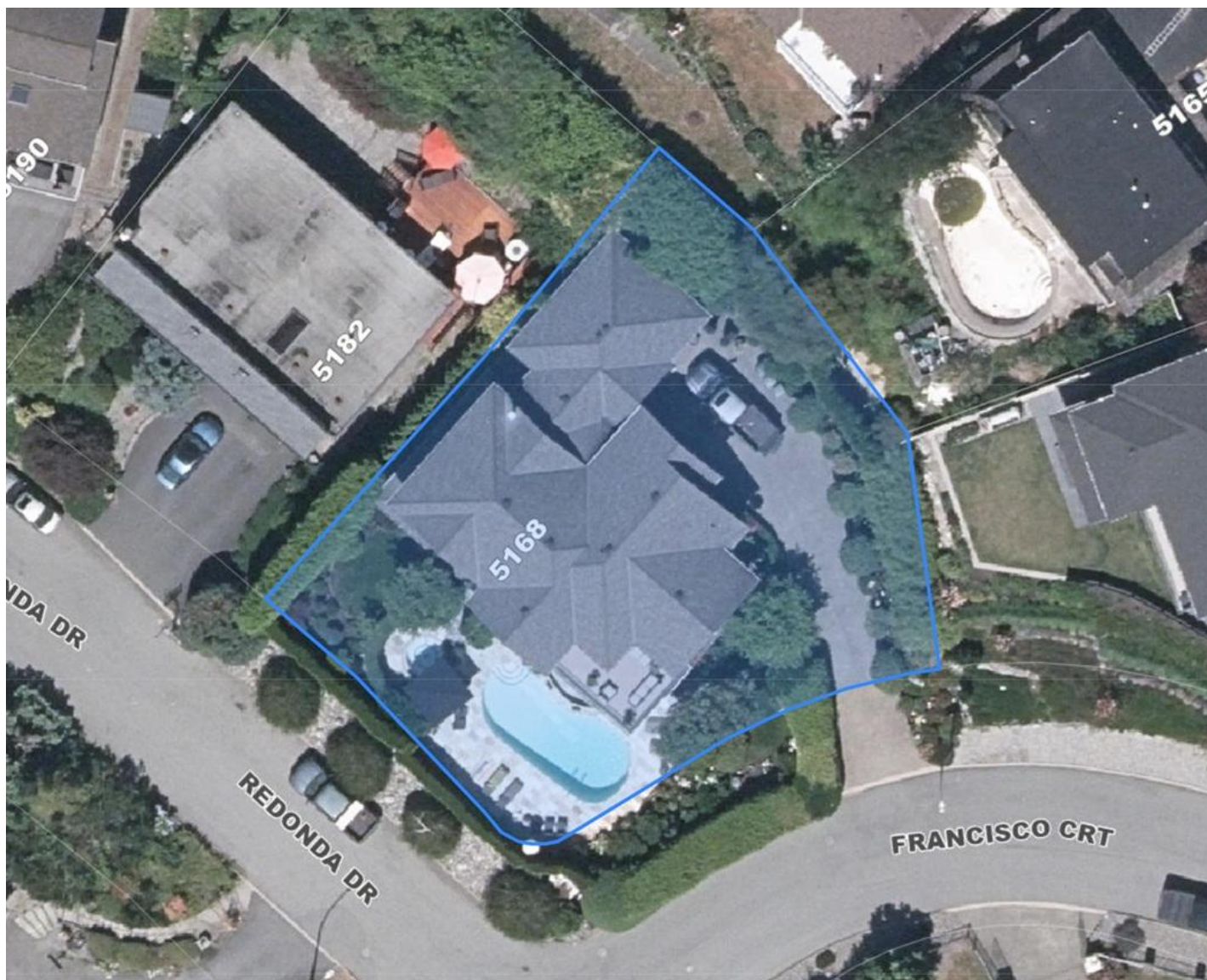
5168 REDONDA DRIVE
NORTH VANCOUVER

MAIN FLOOR	1,770 SQ.FT.
LOWER FLOOR	2,268 SQ.FT.
BOTTOM FLOOR	1,807 SQ.FT.
TOTAL	5,845 SQ.FT.
GARAGE	482 SQ.FT.
DECK	527 SQ.FT.



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