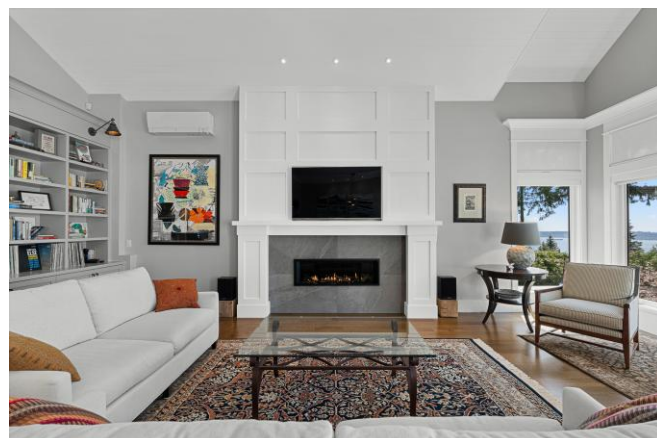
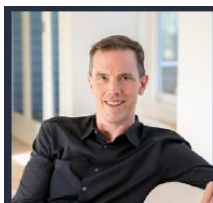




#2 – 5402 West Vista Court Offered at \$3,980,000



Located in the most exclusive portion of Edenshaw with only 6 homes on this private cul-de-sac off West Vista Court. This is the largest Edenshaw unit at 3,362 sq.ft. that I have seen and boasts a \$1,000,000 + renovation that includes new kitchens, bathrooms, flooring, ceiling detail, windows, air conditioning, decks, and far too much more to list. Enjoy stunning views from most rooms of this 3 bedroom, 2.5 bathroom luxurious home.



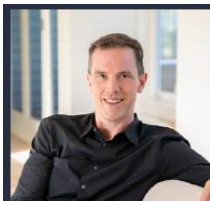
ERIC CHRISTIANSEN
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Active R3140738 Board: V Townhouse		2 5402 WEST VISTA COURT West Vancouver Upper Caulfeild V7W 3H3		Residential Attached \$3,980,000 (LP) (SP) M																																																																																											
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes :spectacular city & water views Complex / Subdiv: Edenshaw First Nation: Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal		If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 023-350-881 Original Price: \$3,980,000 Approx. Year Built: 1996 Age: 30 Zoning: CD86 Gross Taxes: \$9,322.14 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: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood		Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Hardwood, Wall/Wall/Mixed		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing: Legal: STRATA LOT 31, PLAN LMS2319, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE Amenities: In Suite Laundry Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: CithWsh/Dryr/Frdg/Stve/DW, Microwave																																																																																											
Finished Floor (Main): 1,512 Finished Floor (Above): 338 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,512 Finished Floor (Basement): 0 Finished Floor (Total): 3,362 sq. ft. Unfinished Floor: 0 Grand Total: 3,362 sq. ft.		Units in Development: Exposure: Southwest Mgmt. Co's Name: Stratawest Management Ltd. Maint Fee: \$1,249.35 Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water		Tot Units in Strata: 35 Locker: No Storeys in Building: Mgmt. Co's #: 604-904-9595 Council/Park Apprv?:																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 3 # of Kitchens: 1 # of Rooms: 9		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: Minimum 30 day rental		# of Pets: 2 Cats: Yes Dogs: Yes																																																																																											
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>25'4 x 23'0</td></tr> <tr><td>Main</td><td>Dining Room</td><td>17'2 x 12'3</td></tr> <tr><td>Main</td><td>Kitchen</td><td>17'8 x 11'6</td></tr> <tr><td>Above</td><td>Loft</td><td>20'2 x 16'2</td></tr> <tr><td>Below</td><td>Primary Bedroom</td><td>14'11 x 13'2</td></tr> <tr><td>Below</td><td>Bedroom</td><td>18'2 x 11'7</td></tr> <tr><td>Below</td><td>Bedroom</td><td>16'3 x 9'8</td></tr> <tr><td>Below</td><td>Laundry</td><td>12'11 x 9'6</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Living Room	25'4 x 23'0	Main	Dining Room	17'2 x 12'3	Main	Kitchen	17'8 x 11'6	Above	Loft	20'2 x 16'2	Below	Primary Bedroom	14'11 x 13'2	Below	Bedroom	18'2 x 11'7	Below	Bedroom	16'3 x 9'8	Below	Laundry	12'11 x 9'6	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Below</td><td>Storage</td><td>10'7 x 4'9</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>		Floor	Type	Dimensions	Below	Storage	10'7 x 4'9			x			x			x			x			x			x			x	<table border="1"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>2</td><td>No</td></tr> <tr><td>2</td><td>Below</td><td>7</td><td>Yes</td></tr> <tr><td>3</td><td>Below</td><td>4</td><td>No</td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table>		Bath	Floor	# of Pieces	Ensuite?	1	Main	2	No	2	Below	7	Yes	3	Below	4	No	4				5				6				7				8			
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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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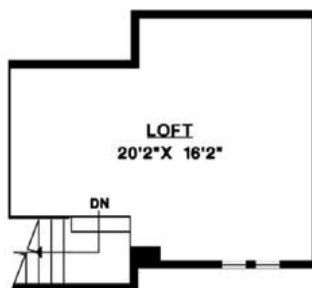
BRG

#2 - 5402 WEST VISTA COURT
WEST VANCOUVER

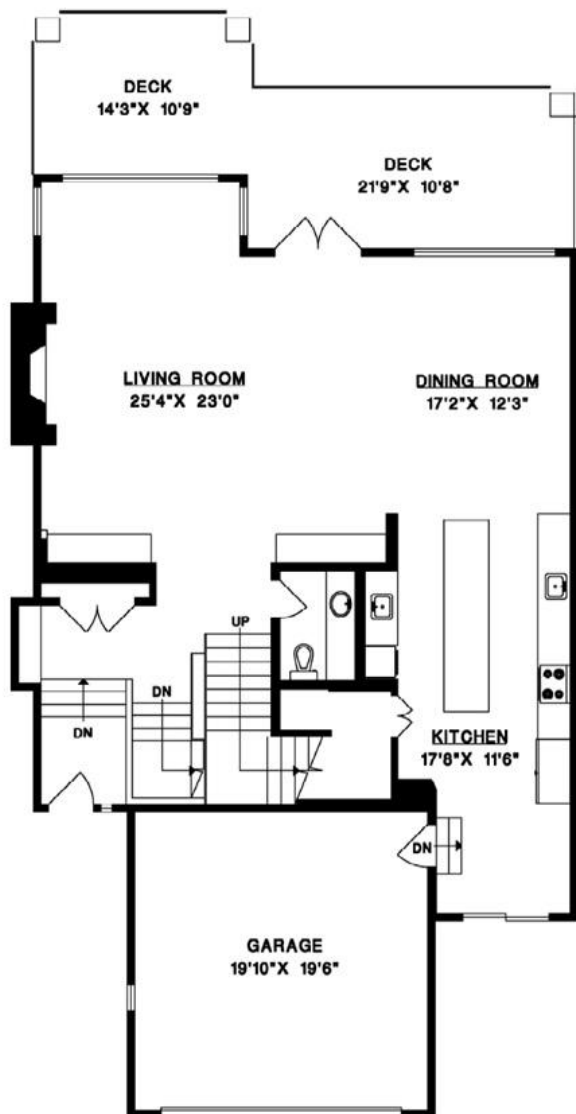
MAIN FLOOR 1,512 SQ.FT.
UPPER FLOOR 338 SQ.FT.
LOWER FLOOR 1,512 SQ.FT.

TOTAL 3,362 SQ.FT.

GARAGE 414 SQ.FT.
DECK 394 SQ.FT.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



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