



#12 – 4957 Marine Drive Offered at \$1,629,000

This gorgeous 2,246 sq. ft. 3 to 4 bedroom and loft home has the feeling of living in a small detached house. Offering hardwood floors, 3 updated bathrooms, 264 sq. ft. of decks, huge patio and vaulted ceilings. This stunning Caulfeild Cove development boasts beautifully manicured gardens, outdoor pool and a location just steps to Lighthouse Park, Tiddley Cove and transport. A must see.



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

Active
R3146754
 Board: V
 Townhouse

12 4957 MARINE DRIVE

West Vancouver
 Olde Caulfeild
 V7W 2P5

Residential Attached

\$1,629,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$1,629,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1974**
 Frontage(feet): Bathrooms: **3** Age: **52**
 Frontage(metres): Full Baths: **2** Zoning: **CD74**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$5,071.79**
 Sq. Footage: **0.00** For Tax Year: **2026**
 Flood Plain: P.I.D.: **003-393-518** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **Caulfeild Cove**
 First Nation
 Services Connctd: **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**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 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**

Legal: **STRATA LOT 12, PLAN VAS117, DISTRICT LOT 811, 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, Pool; Outdoor**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **931**
 Finished Floor (Above): **853**
 Finished Floor (AbvMain2): **462**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,246 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,246 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **9**

Units in Development: **30**
 Exposure:
 Mgmt. Co's Name: **C&C Property Group**
 Maint Fee: **\$850.00**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-987-9040**
 Council/Park Apprv?:

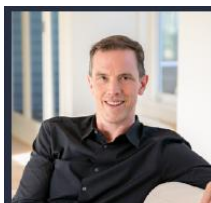
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20'0 x 14'4	Abv Main 2	Storage	24'2 x 6'0	1	Main	2	No
Main	Dining Room	14'2 x 9'6			x	2	Above	4	No
Main	Kitchen	16'7 x 9'4			x	3	Above	3	Yes
Main	Foyer	11'11 x 5'7			x	4			
Above	Primary Bedroom	24'3 x 11'4			x	5			
Above	Bedroom	13'1 x 9'7			x	6			
Above	Bedroom	10'9 x 10'9			x	7			
Abv Main 2	Loft	17'3 x 10'11			x	8			

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

Full video tour at www.ericchristiansen.com

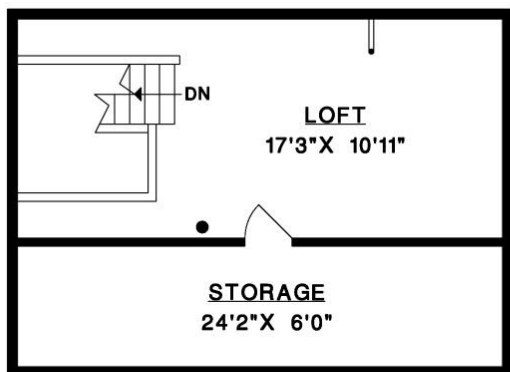
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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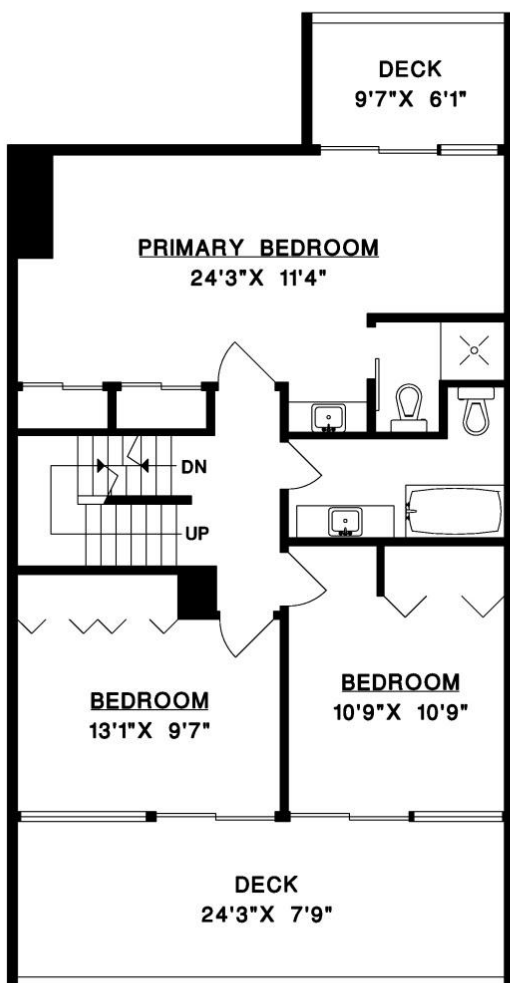
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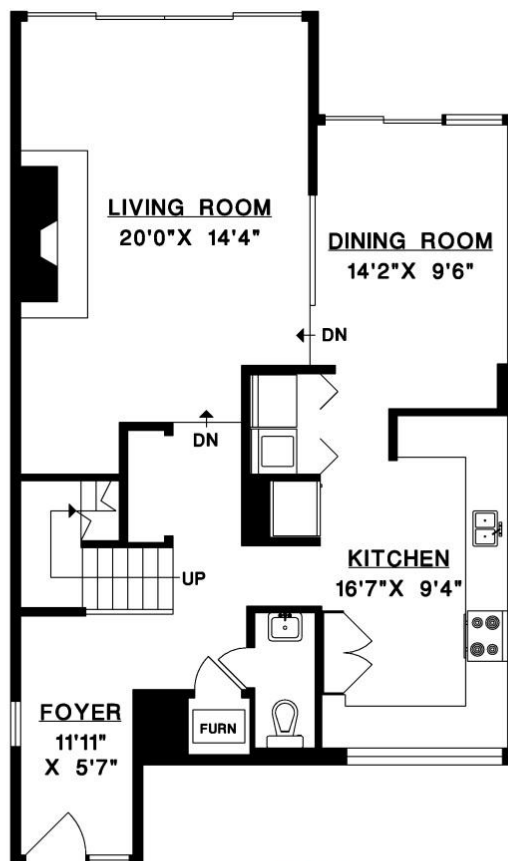
TOP FLOOR

#12 - 4957 MARINE DRIVE
WEST VANCOUVER

MAIN FLOOR	931 SQ.FT.
UPPER FLOOR	853 SQ.FT.
TOP FLOOR	462 SQ.FT.
TOTAL	2,246 SQ.FT.
DECKS	264 SQ.FT.



UPPER FLOOR



MAIN FLOOR



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