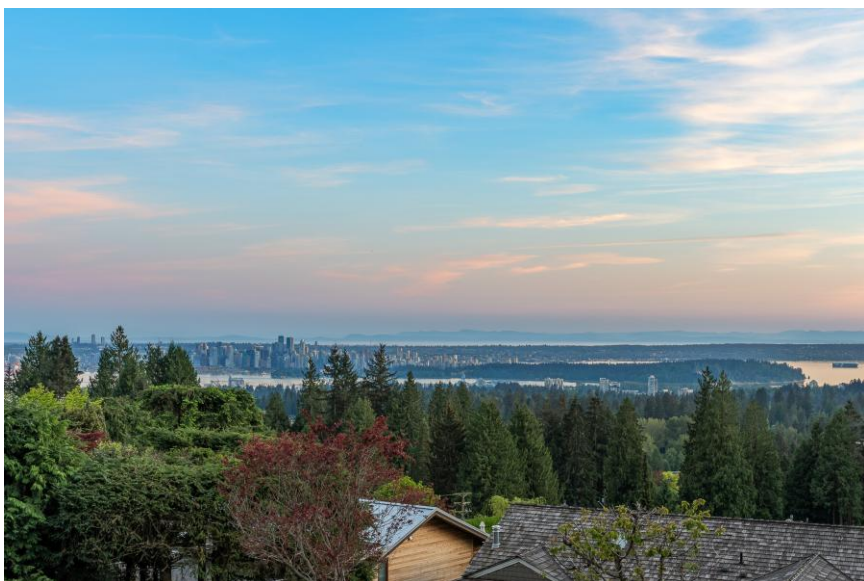




5168 Redonda Drive Offered at \$4,580,000

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
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3162150
 Board: V
 House/Single Family

5168 REDONDA DRIVE

North Vancouver
 Canyon Heights NV
 V7R 3K3

Residential Detached

\$4,580,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$4,580,000**
 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: **\$20,172.23**
 Lot Area (sq.ft.): **9,300.00** Rear Yard Exp: **Northeast** For Tax Year: **2025**
 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:
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

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**

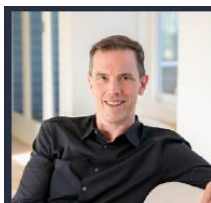
Legal: LOT 69, BLOCK A, PLAN VAP13725, DISTRICT LOT 579, GROUP 1, NEW WESTMINSTER LAND DISTRICT

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
		Below	Walk-In Closet	13'4" x 6'7"	Bsmt	Utility	18'1" x 6'11"	
		Below	Bedroom	16'10" x 12'6"	Bsmt	Storage	8'8" x 5'5"	
		Below	Walk-In Closet	7'5" x 5'4"			x	
		Below	Bedroom	15'5" x 12'7"			x	
		Below	Walk-In Closet	9'0" x 7'2"			x	
		Below	Family Room	16'10" x 13'10"			x	
Flr Area (Det'd 2nd Res):	sq. ft.							
Suite:								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 22	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group**Full video tour at www.ericchristiansen.com

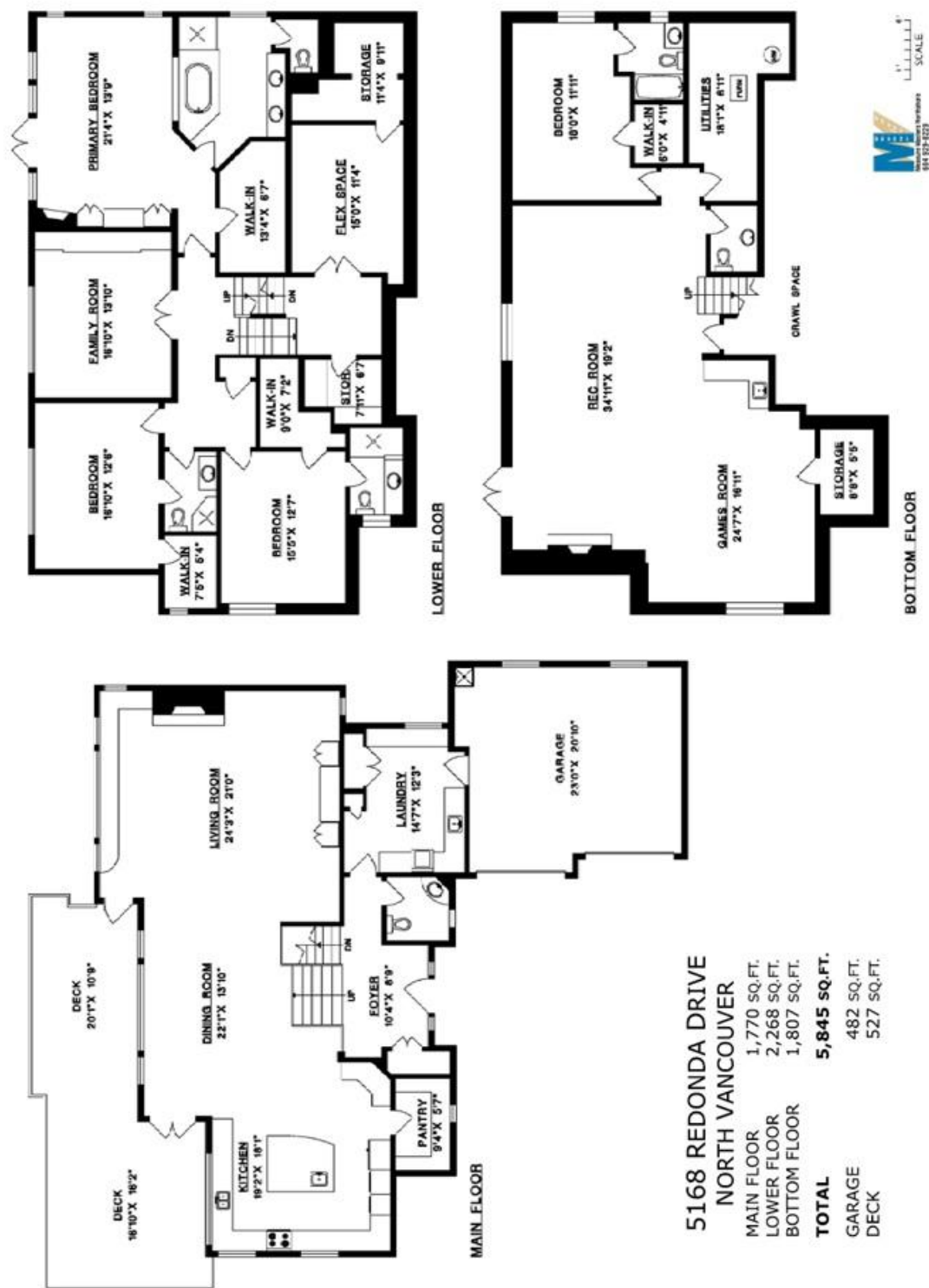
All information contained herein is deemed to be accurate but should not be relied upon without verification.

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