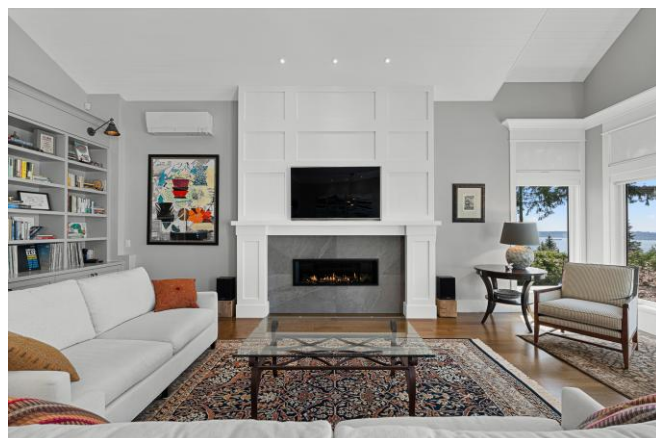




#2 – 5402 West Vista Court Offered at \$3,729,000

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
eric@ericchristiansen.com

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

Active
R3140738
Board: V
Townhouse

2 5402 WEST VISTA COURT

West Vancouver
Upper Caulfeild
V7W 3H3

Residential Attached

\$3,729,000 (LP)

(SP)



Sold Date:		If new,GST/HST inc?:	Original Price: \$3,980,000
Meas. Type:	Feet	Bedrooms: 3	Approx. Year Built: 1996
Frontage(feet):		Bathrooms: 3	Age: 30
Frontage(metres):		Full Baths: 2	Zoning: CD86
Depth / Size (ft.):		Half Baths: 1	Gross Taxes: \$9,456.97
Sq. Footage:	0.00		For Tax Year: 2026
Flood Plain:		P.I.D.: 023-350-881	Tax Inc. Utilities?:
View:	Yes :spectacular city & water views		Tour: Virtual Tour URL
Complex / Subdiv:	Edenshaw		
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: **Completely**
 # 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**

Reno. Year: **2018**
Rain Screen:
Metered Water:
R.I. Plumbing:

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**

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: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Drvr/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, M**

Tot Units in Strata: **35** Locker: **No**
 Storeys in Building:
 Mgmt. Co's #: **604-904-9595**
 Council/Park Appry?:

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?: **Yes**

Short Term Lse-Details: **Minimum 30 day rental**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	25'4 x 23'0	Below	Storage	10'7 x 4'9	1	Main	2	No
Main	Dining Room	17'2 x 12'3			x	2	Below	7	Yes
Main	Kitchen	17'8 x 11'6			x	3	Below	4	No
Above	Loft	20'2 x 16'2			x	4			
Below	Primary Bedroom	14'11 x 13'2			x	5			
Below	Bedroom	18'2 x 11'7			x	6			
Below	Bedroom	16'3 x 9'8			x	7			
Below	Laundry	12'11 x 9'6			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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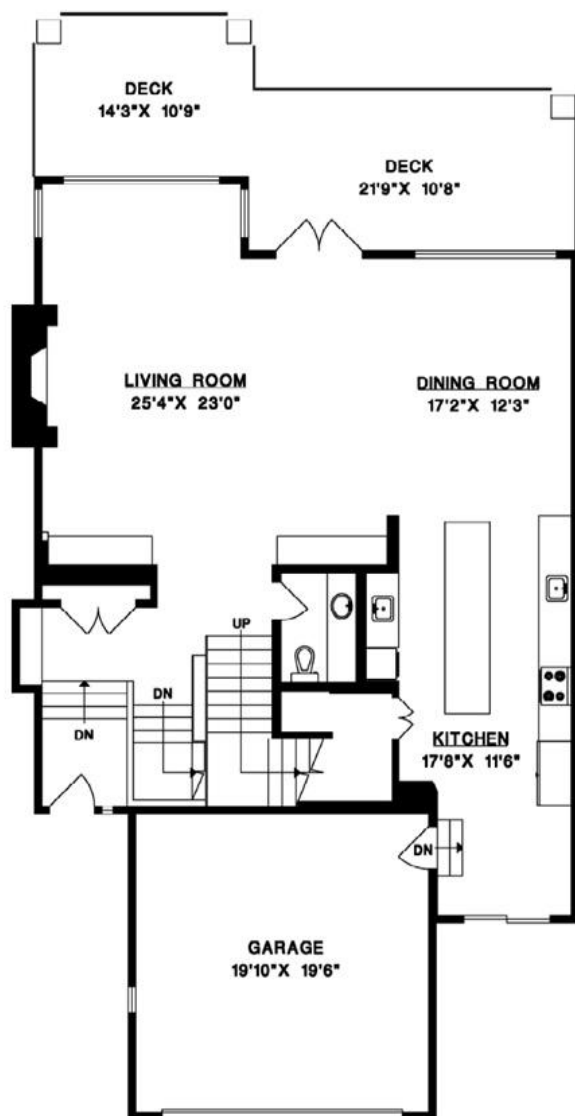
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**#2 - 5402 WEST VISTA COURT
WEST VANCOUVER**

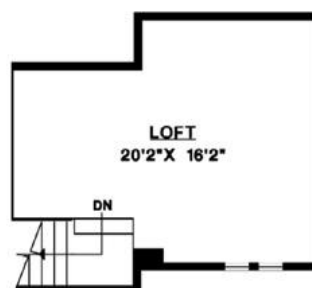
MAIN FLOOR 1,512 SQ.FT.
UPPER FLOOR 338 SQ.FT.
LOWER FLOOR 1,512 SQ.FT.

TOTAL 3,362 SQ.FT.

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



MAIN FLOOR



UPPER FLOOR



LOWER FLOOR



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