



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4454 Regency Place Offered at \$5,298,000

This stunning home is situated on a private 27,567 sq. ft. cul-de-sac property with partial water views. Extensive use of steel, concrete and glass have created a masterpiece in this incredible neighborhood. Offering 6,760 sq. ft. of living space, 6 bedrooms (5 on the upper floor), 5 bathrooms and a spacious layout. The south facing infinity edge pool is stunning and leads to a large level back yard. Other features include radiant heat, air-conditioning, media room, wine room, games room and too much more to list. Truly a MUST SEE.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



Active **4454 REGENCY PLACE** Residential Detached
R2344513 West Vancouver **\$5,298,000** (LP)
 Board: V Caulfeild **(SP)** 
 House/Single Family V7W 1B9



Sold Date: Frontage (feet): **55.15** Original Price: **\$5,298,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2002**
 Depth / Size: **345.01 IRR** Bathrooms: **5** Age: **17**
 Lot Area (sq.ft.): **27,567.00** Full Baths: **4** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$13,489.66**
 Rear Yard Exp: **West** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-124-801**
 Tour: **Virtual Tour URL**

View: **Yes: partial water and city views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

| | | | |
|---|--|----------------------------------|------------------------------|
| Style of Home: 3 Storey | Total Parking: 4 | Covered Parking: 2 | Parking Access: Front |
| Construction: Concrete | Parking: Garage; Double | | |
| Exterior: Concrete | Dist. to Public Transit: Near | Dist. to School Bus: Near | |
| Foundation: Concrete Perimeter | Title to Land: Freehold NonStrata | | |
| Rain Screen: No | Property Disc.: Yes | | |
| Renovations: Reno. Year: | PAD Rental: | | |
| # of Fireplaces: 5 | Fixtures Leased: No | | |
| Fireplace Fuel: Natural Gas, Wood | Fixtures Rmvd: No | | |
| Water Supply: City/Municipal | Floor Finish: Tile, Wall/Wall/Mixed | | |
| Fuel/Heating: Forced Air, Heat Pump, Natural Gas | | | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | | | |
| Type of Roof: Metal, Torch-On | | | |

Legal: **PL BCP31259 LT A BLK K DL 582 LD 36. GROUP 1.**

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

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Sprinkler - Inground**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------------|-------------|-------|------|------------|
| Main | Living Room | 22'0 x 21'5 | Above | Bedroom | 14'2 x 10'0 | | | x |
| Main | Dining Room | 20'6 x 19'0 | Below | Bedroom | 22'5 x 11'1 | | | x |
| Main | Kitchen | 22'0 x 21'11 | Below | Media Room | 23'3 x 19'5 | | | x |
| Main | Library | 21'0 x 14'8 | Below | Games Room | 21'7 x 20'5 | | | x |
| Main | Foyer | 8'10 x 8'0 | Below | Wine Room | 21'2 x 12'7 | | | x |
| Above | Master Bedroom | 20'4 x 17'10 | Below | Laundry | 13'2 x 8'1 | | | x |
| Above | Walk-In Closet | 11'5 x 10'1 | Below | Utility | 9'11 x 7'8 | | | x |
| Above | Bedroom | 14'4 x 10'9 | | | | | | x |
| Above | Bedroom | 14'2 x 12'4 | | | | | | x |
| Above | Bedroom | 14'2 x 11'3 | | | | | | x |

| | | | | | | | | |
|----------------------------|----------------------|----------------------------|--------------------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 2,442 | # of Rooms: | 17 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 2,092 | # of Kitchens: | 1 | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 2,226 | # of Levels: | 3 | 2 | Above | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | | 3 | Above | 7 | No | Pool: |
| Finished Floor (Total): | 6,760 sq. ft. | Crawl/Bsmt. Height: | | 4 | Above | 3 | No | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 | Beds not in Basement: 6 | 5 | Below | 3 | No | Grg Dr Ht: |
| Grand Total: | 6,760 sq. ft. | Basement: None | | 6 | | | | |
| | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Angell Hasman (E.Christiansen)**

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



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4454 REGENCY PLACE WEST VANCOUVER

| | |
|--------------|---------------------|
| MAIN FLOOR | 2,442 SQ.FT. |
| UPPER FLOOR | 2,092 SQ.FT. |
| LOWER FLOOR | 2,226 SQ.FT. |
| TOTAL | 6,760 SQ.FT. |
| GARAGE | 513 SQ.FT. |
| DECKS | 3,268 SQ.FT. |

ERIC CHRISTIANSEN
 ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
 WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
 MOBILE 604.312.9999
 www.ericchristiansen.com | eric@ericchristiansen.com





4454 Regency Place - Highlights

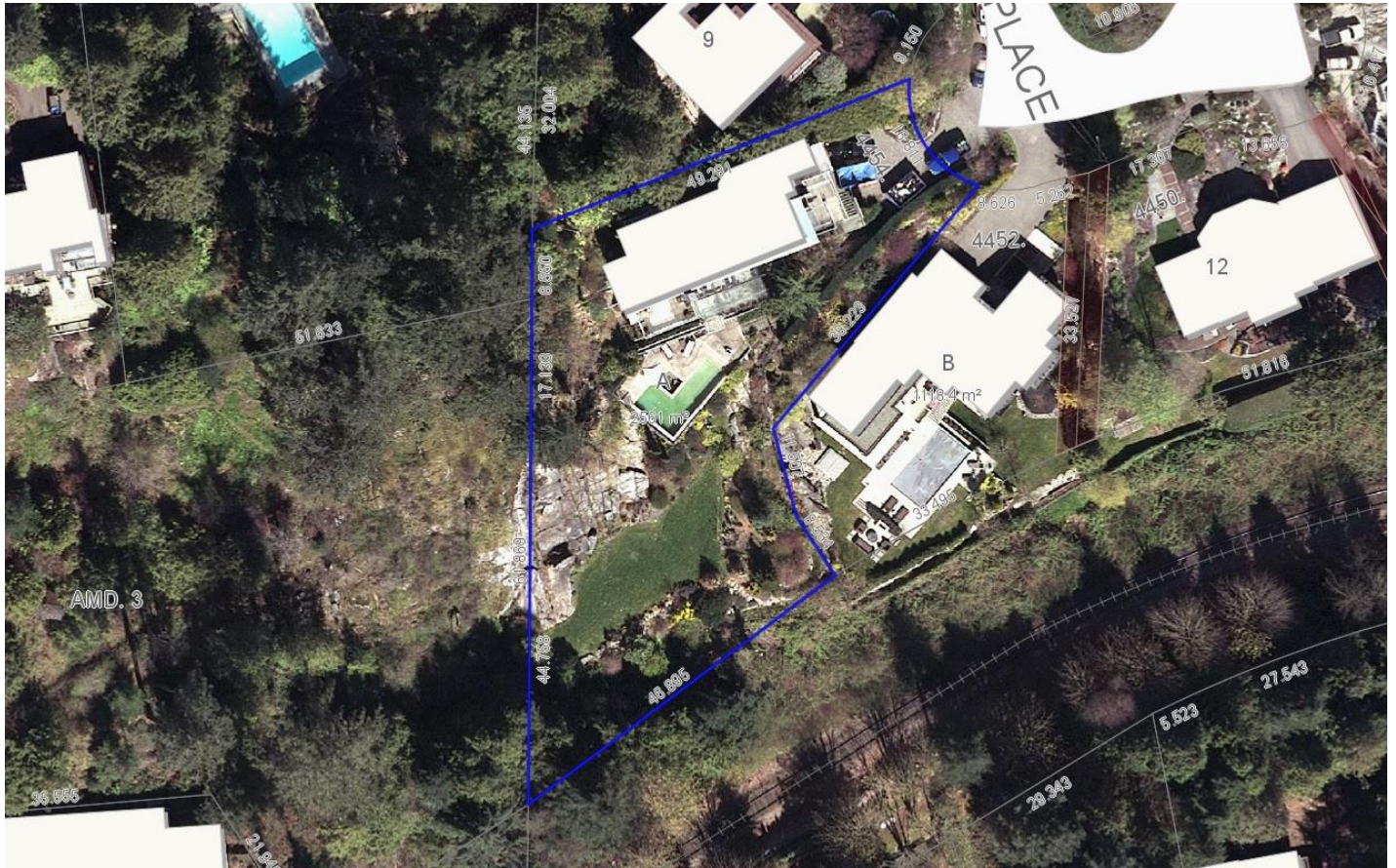
- Concrete and steel construction built to commercial seismic code
- 9 foot commercial grade, floor to ceiling windows
- Gorgeous, artisan teak and glass entry door
- 3 gas fireplaces and 2 wood burning fireplaces with gas starters
- Beautiful Spanish Limestone flooring throughout
- Air conditioning and HRV system
- Unique wine cellar with exposed rock face and nature controlled humidity and temperature
- Exquisitely landscaped exteriors complete with exterior lighting throughout your completely private property
- Large terrace with infinity edged swimming pool and hot tub
- Convenient attached double car garage plus two open parking spaces

Set amidst the divine natural experience of majestic cedars, natural bedrock outcroppings & ocean views, this south facing architectural home of concrete & steel is a private sanctuary in the heart of West Vancouver. Built to exacting standards by the current owners, this 6 bedroom, 5 bathroom home easily accommodates the family dynamic while the entire property plays so well to fabulous summer get togethers of up to 200. The terrace complete with wood burning fireplace, which overlooks the infinity edge pool & hot tub, beckons you to sit, relax & take it all in. The kitchen too, is a gathering place, perhaps after choosing a delectable bottle from your superb wine cellar below.



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