



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5473 Monte Bre Crescent Offered at \$2,298,000

Beautiful views are enjoyed from the spacious rooms of this updated contemporary home situated in Upper Caulfeild. Features include a spacious kitchen, updated bathrooms and an incredible back deck with hot tub. Offering 3,021 sq. ft. of living space, 3 bedrooms, 2 1/2 bathrooms, wine room and large family room with heated slate floors. The home is a short walk to Caulfeild Village Shopping and Rockridge Secondary School, while downtown Vancouver is just 15 minutes away. An easy care home with incredible style.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **5473 MONTE BRE CRESCENT** Residential Detached
R2347955 West Vancouver **\$2,298,000 (LP)**
 Board: V Upper Caulfeild **(SP) M**
 House/Single Family V7W 3A7



Sold Date: Frontage (feet): **60.86** Original Price: **\$2,490,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**
 Depth / Size: **136.90 IRR** Bathrooms: **3** Age: **31**
 Lot Area (sq.ft.): **6,469.00** Full Baths: **2** Zoning: **RS10**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$6,148.22**
 Rear Yard Exp: **Southeast** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **005-365-554**
 Tour: **Virtual Tour URL**

View: **Yes: ocean and island views**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Style of Home: 3 Storey	Total Parking: 3	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year: 2005	Property Disc.: Yes	
Renovations: Completely	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Water Supply: City/Municipal	Floor Finish: Hardwood		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Torch-On			

Legal: **PARCEL H, LOT 82, PLAN VAP18948, DISTRICT LOT 879, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PT 20135, & 1/47TH INT IN LOT 100**

Amenities:

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **CltWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'0 x 14'11			x			x
Main	Dining Room	17'8 x 13'4			x			x
Main	Kitchen	14'11 x 12'7			x			x
Main	Eating Area	7'3 x 7'3			x			x
Above	Master Bedroom	16'1 x 16'0			x			x
Above	Bedroom	14'11 x 10'10			x			x
Above	Bedroom	14'11 x 10'5			x			x
Below	Recreation	17'9 x 15'8			x			x
Below	Foyer	12'7 x 6'8			x			x
		x			x			x

Finished Floor (Main): 1,321	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,214	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 500	# of Levels: 3	2	Above	6	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	5	No	Pool:
Finished Floor (Total): 3,035 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 3,035 sq. ft.	Basement: None	6				
		7				
		8				

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

Royal LePage Sussex

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

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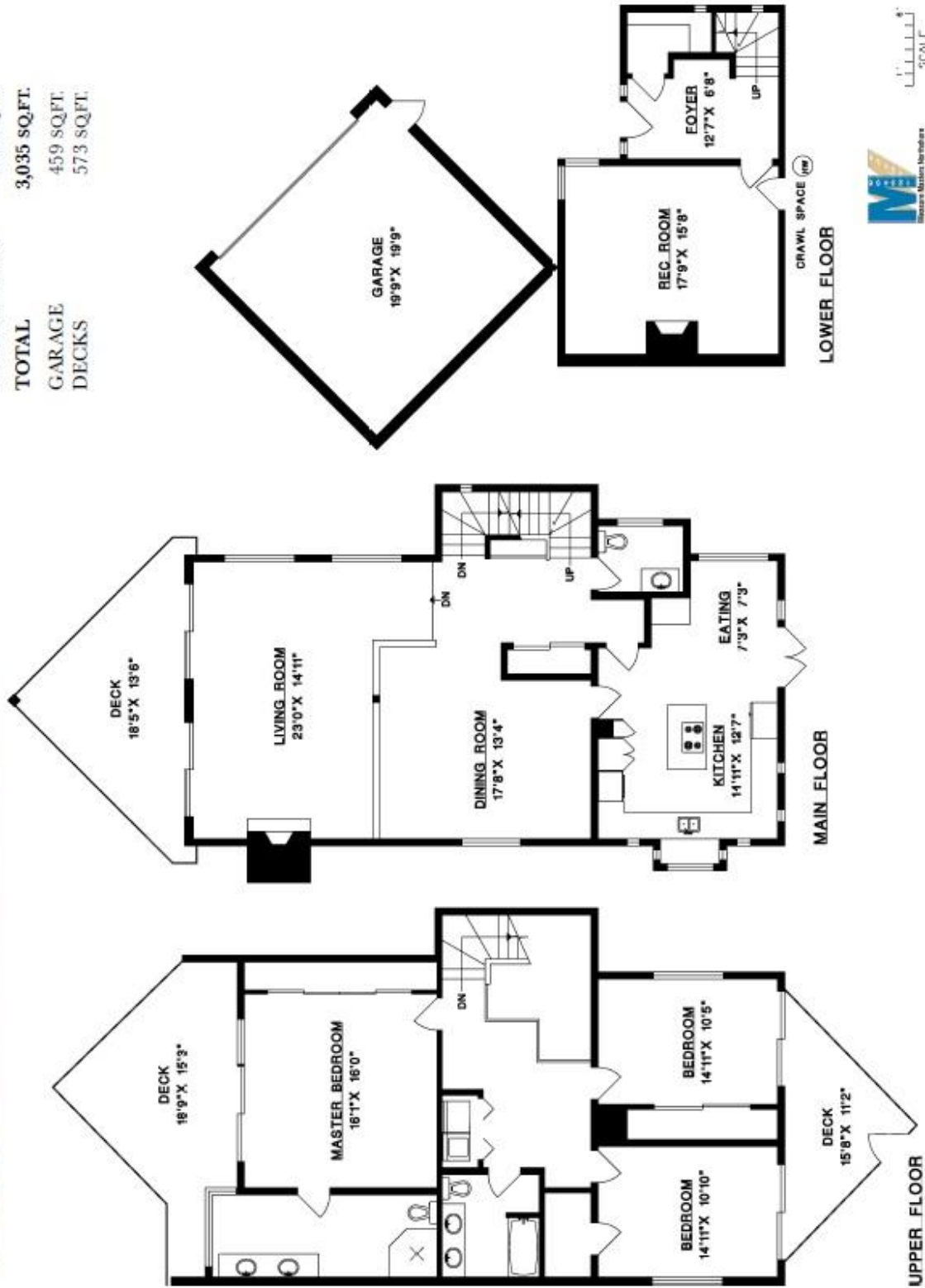
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5473 MONTE BRE CRESCENT WEST VANCOUVER

MAIN FLOOR	1,321 SQ.FT.
UPPER FLOOR	1,214 SQ.FT.
LOWER FLOOR	500 SQ.FT.
TOTAL	3,035 SQ.FT.
GARAGE	459 SQ.FT.
DECKS	573 SQ.FT.

ERIC CHRISTIANSEN
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