



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4779 Westwood Place Offered at \$3,490,000

This incredible home was custom built for the current owner by master builder Bradner Homes. Situated on a completely private 17,029 sq. ft. property with spectacular views from almost every room. The quality and design are exceptional and the kitchen is the hub of the home with top of the line appliances and a feature wood burning pizza oven. Enjoy spectacular views and sunsets from most rooms and your private infinity edge pool looking over West Vancouver's beautiful landscape, water and gulf islands beyond. Offering 4,545 sq. ft. of living space, 3 bedrooms, 4 bathrooms and too much more to list.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active **4779 WESTWOOD PLACE** Residential Detached
R2361145 West Vancouver **\$3,490,000** (LP)
 Board: V Cypress Park Estates
 House/Single Family V7S 3C1 (SP)



Sold Date: Frontage (feet): **73.36** Original Price: **\$3,980,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2002**
 Depth / Size: **222.95 IRR** Bathrooms: **4** Age: **17**
 Lot Area (sq.ft.): **17,029.00** Full Baths: **2** Zoning: **RS3**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$11,667.74**
 Rear Yard Exp: **East** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **005-287-341**
 Tour: **Virtual Tour URL**

View: **Yes: water and island 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: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Stucco	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No :	
Water Supply: City/Municipal		Floor Finish: Hardwood, Wall/Wall/Mixed	
Fuel/Heating: Natural Gas, Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Wood			

Legal: **LOT 11, BLOCK 3, PLAN VAP21001, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 884**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'0 x 20'5	Below	Recreation	21'2 x 12'2			x
Main	Dining Room	13'5 x 11'3	Below	Games Room	15'2 x 13'63			x
Main	Kitchen	19'9 x 19'2	Below	Bar Room	8'10 x 7'10			x
Main	Family Room	11'4 x 11'4	Below	Laundry	11'7 x 7'1			x
Main	Den	12'1 x 12'1	Below	Utility	10'5 x 9'2			x
Main	Foyer	17'5 x 16'1	Below	Storage	9'4 x 8'11			x
Above	Master Bedroom	21'2 x 16'0						x
Above	Walk-In Closet	14'11 x 8'5						x
Above	Bedroom	15'1 x 12'0						x
Above	Bedroom	12'0 x 10'11						x

Finished Floor (Main): 1,894	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 1,518	# of Kitchens: 1	1	Main	2	No	
Finished Floor (Below): 1,133	# of Levels: 3	2	Above	6	Yes	
Finished Floor (Basement): 0	Suite:	3	Above	3	Yes	
Finished Floor (Total): 4,545 sq. ft.	Crawl/Bsmt. Height:	4	Below	2	No	
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 4,545 sq. ft.	Basement: None	6				
	Bed not in Basement: 3	7				

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

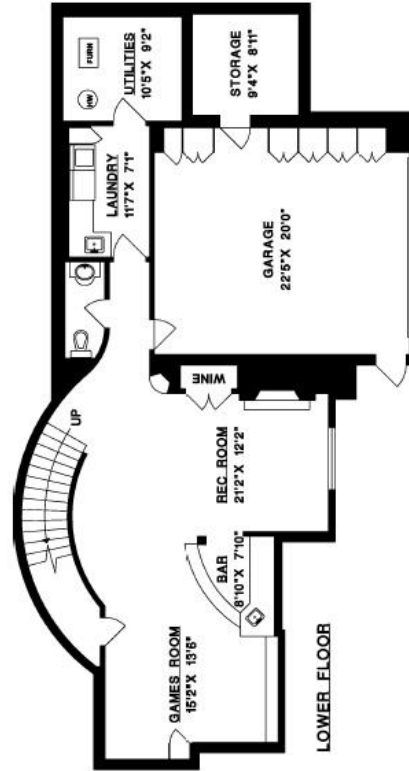
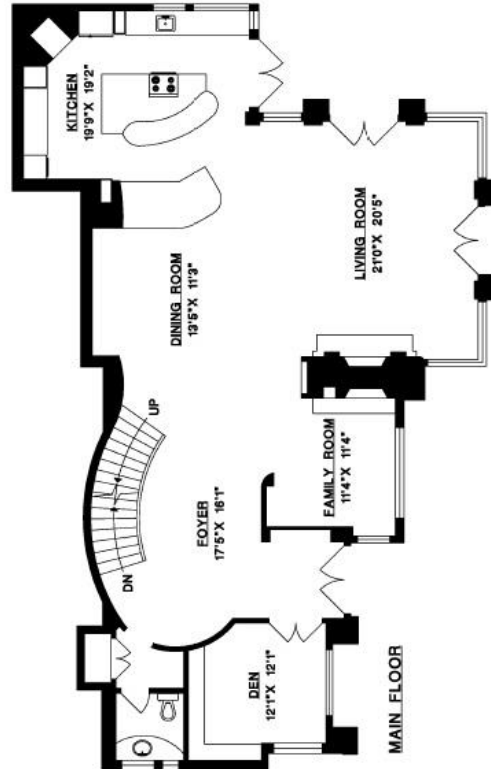
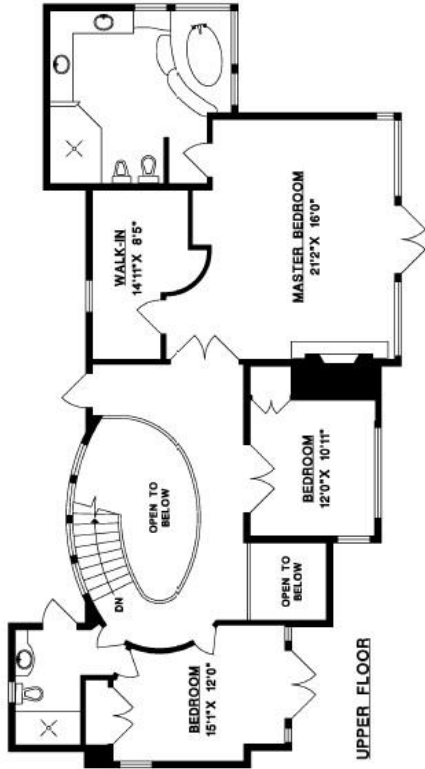
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
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4779 WESTWOOD PLACE
WEST VANCOUVER
MAIN FLOOR 1,894 SQ.FT.
UPPER FLOOR 1,518 SQ.FT.
LOWER FLOOR 1,133 SQ.FT.
TOTAL 4,545 SQ.FT.
GARAGE 483 SQ.FT.
STORAGE 114 SQ.FT.





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