



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4512 Caulfeild Lane Offered at \$3,875,000

This incredible custom built home is situated on one of West Vancouver's finest family streets. Offering 5 bedrooms, 5 bathrooms, 4,800 sq. ft. of living space. Absolute luxury is enjoyed with recent renovations to the kitchen by Linda Burger and Associates including huge sliding doors to a covered outdoor eating area, built in covered barbeque and seating area with outdoor fireplace. This is truly a special 3 level family home situated on private 14,549 sq. ft. property just steps to Caulfeild Elementary School and a short walk to Rockridge High School, recreation and Caulfeild Village Shopping.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active **4512 CAULFEILD LANE** Residential Detached
R2454856 West Vancouver **\$3,875,000 (LP)**
 Board: V Caulfeild **(SP) M**
 House/Single Family V7W 3J6



Sold Date: Frontage (feet): **147.26**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**
 Depth / Size: **183.72 IRR** Bathrooms: **5** Age: **17**
 Lot Area (sq.ft.): **14,549.00** Full Baths: **4** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$9,977.36**
 Rear Yard Exp: **South** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **024-822-523**
 Tour: **Virtual Tour URL**

View: **Yes: mountain view**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: **3 Storey** Total Parking: **5** 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: **No** Reno. Year: **2012**
 Renovations: **Partly** R.I. Plumbing:
 # of Fireplaces: **4** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Property Disc.: **Yes**
 Water Supply: **City/Municipal** PAD Rental:
 Fuel/Heating: **Forced Air, Natural Gas, Radiant** Metered Water:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Leased: **No**
 Type of Roof: **Wood** Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 14, PLAN LMP46665, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Air Cond./Central**
 Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 15'1	Above	Bedroom	12'9 x 11'11			x
Main	Dining Room	14'5 x 12'11	Above	Bedroom	12'3 x 11'11			x
Main	Kitchen	17'8 x 13'7	Above	Bedroom	12'3 x 11'11			x
Main	Eating Area	13'10 x 9'11	Below	Recreation	18'6 x 16'4			x
Main	Family Room	23'5 x 17'11	Below	Bedroom	14'10 x 11'8			x
Main	Office	13'3 x 11'11			x			x
Main	Wine Room	7'11 x 4'10			x			x
Main	Foyer	11'0 x 8'0			x			x
Above	Master Bedroom	15'5 x 12'8			x			x
Above	Walk-In Closet	10'11 x 9'6			x			x

Finished Floor (Main):	2,096	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,508	# of Kitchens:1	1	Main	2	No	Barn:
Finished Floor (Below):	1,200	# of Levels: 3	2	Above	6	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,804 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Below	3	No	Grg Dr Ht:
Grand Total:	4,804 sq. ft.	Basement: None	6				
		Bed not in Basement:5	7				
			8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.** **Angell, Hasman & Associates Realty Ltd.**

Full video tour at www.ericchristiansen.com

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

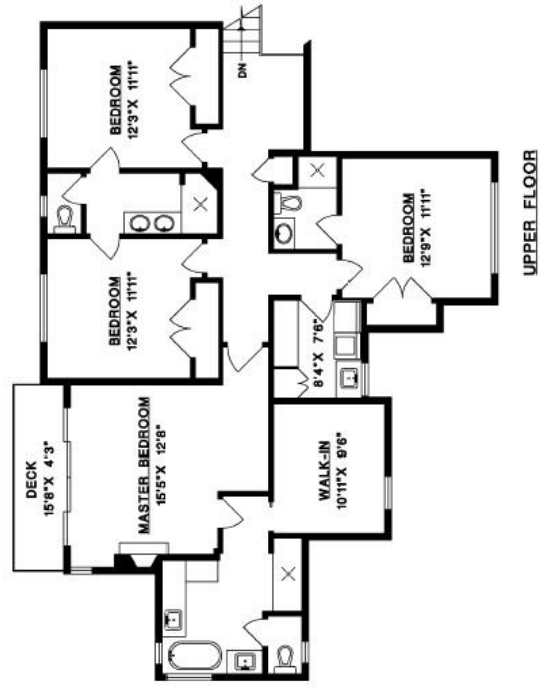
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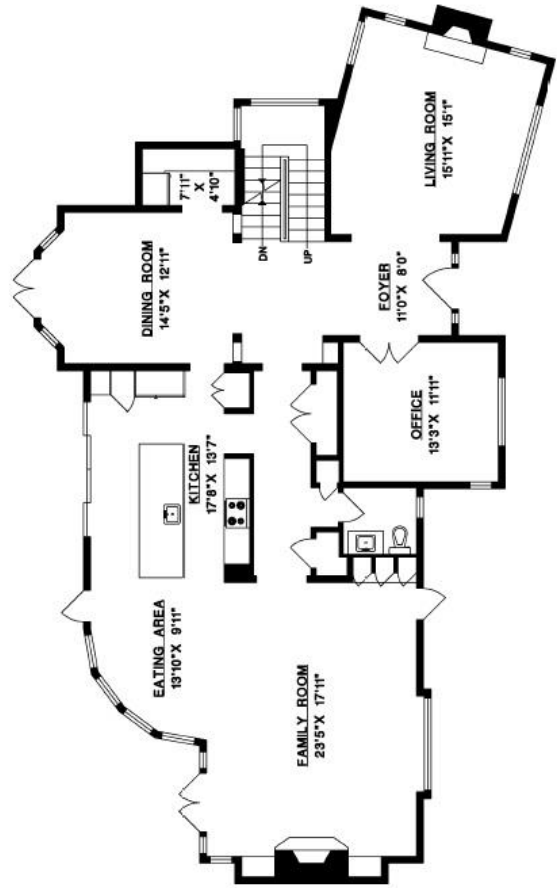
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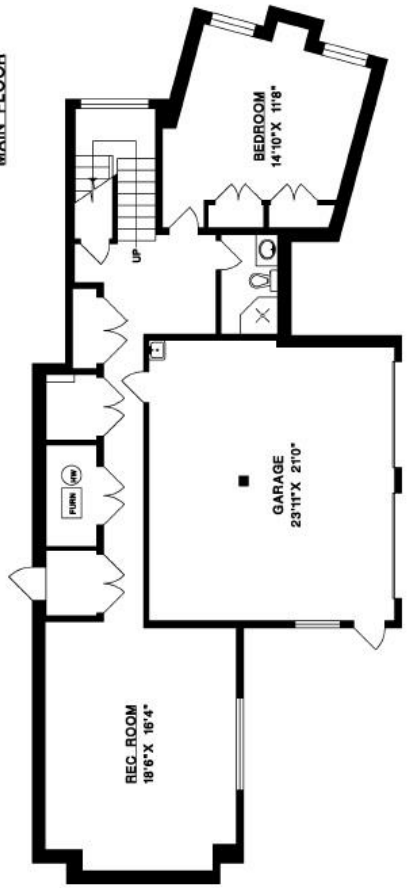
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ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
*BASED ON ALL SALES
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UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

4512 CAULFEILD LANE
WEST VANCOUVER

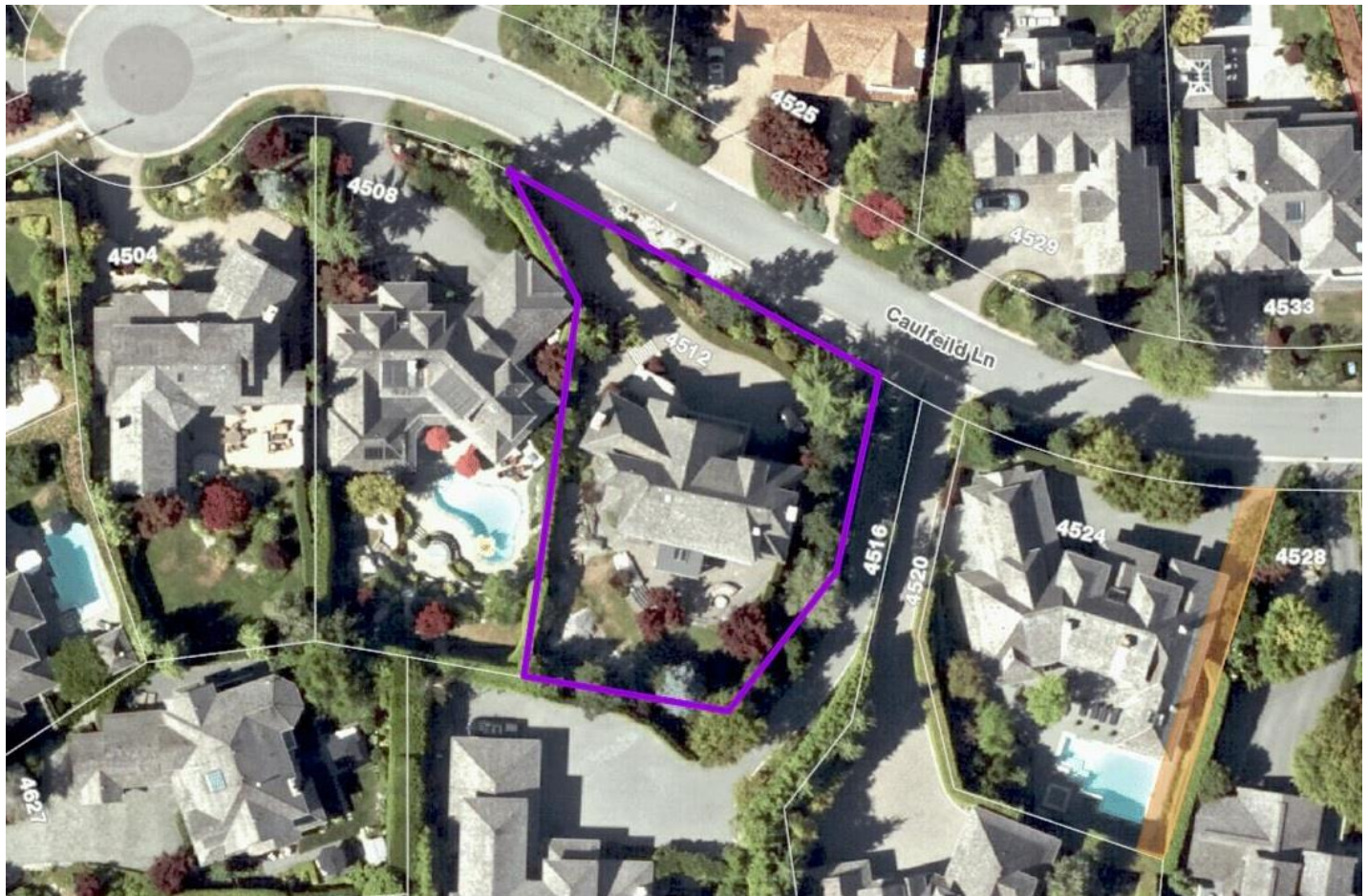
MAIN FLOOR	2,096 SQ.FT.
UPPER FLOOR	1,508 SQ.FT.
LOWER FLOOR	1,200 SQ.FT.
TOTAL	4,804 SQ.FT.
GARAGE	528 SQ.FT.
DECK	67 SQ.FT.





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