



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5872 Falcon Road Offered at \$2,548,000

This stunning home was custom built by the current owners and has been meticulously maintained and beautifully renovated. Enjoy 3,823 sq. ft. of living space, 4 bedrooms, 5 bathrooms and huge decks to enjoy all day sunshine and marina and water views. The gardens of this 13,260 sq. ft. property are stunning and the new paving stone driveway gives the home an incredible estate feel upon approach. The layout is perfect for a young family. This is a must see in an incredible neighbourhood.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **5872 FALCON ROAD** Residential Detached
R2438395 West Vancouver **\$2,548,000 (LP)**
 Board: V Eagleridge (SP) **M**
 House/Single Family V7W 1S3



Sold Date: Frontage (feet): **117.20** Original Price: **\$2,548,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**
 Depth / Size: **126.05 IRR** Bathrooms: **5** Age: **40**
 Lot Area (sq.ft.): **13,260.00** Full Baths: **4** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$6,160.81**
 Rear Yard Exp: **Southeast** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-360-576**
 Tour:
 View: **Yes: water, marina & mountain**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: **3 Storey** Total Parking: **6** 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: Property Disc.: **Yes**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **1** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No**
 Water Supply: **City/Municipal** Floor Finish: **Hardwood**
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Legal: **LOT 28, BLOCK A, PLAN VAP16881, DISTRICT LOT 772, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 15'0	Below	Recreation	19'7 x 11'11			x
Main	Dining Room	13'9 x 11'9	Below	Laundry	17'5 x 14'6			x
Main	Kitchen	14'0 x 14'0	Below	Storage	13'9 x 9'0			x
Main	Eating Area	14'0 x 9'7			x			x
Main	Family Room	20'9 x 11'3			x			x
Above	Master Bedroom	17'2 x 13'10			x			x
Above	Bedroom	13'4 x 12'0			x			x
Above	Bedroom	11'10 x 10'6			x			x
Above	Bedroom	11'9 x 10'6			x			x
Above	Storage	21'7 x 5'9			x			x

Finished Floor (Main):	1,583	# of Rooms:13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,337	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	903	# of Levels: 3	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,823 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Above	5	Yes	Grg Dr Ht:
Grand Total:	3,823 sq. ft.	Basement: None	6				
		Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) 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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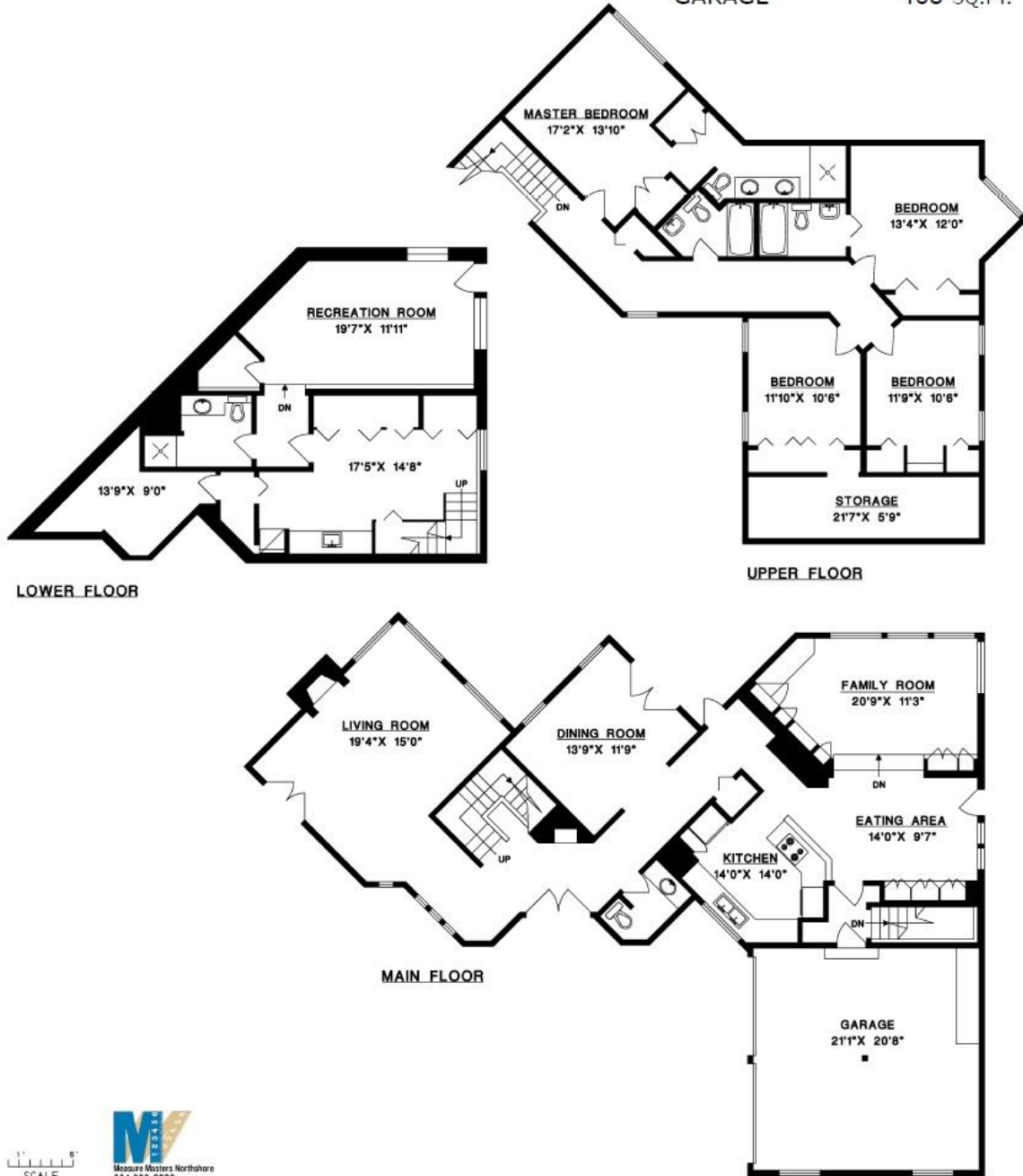
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WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* based on MLS homes sold
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**5872 FALCON ROAD
WEST VANCOUVER**

MAIN FLOOR	1,583 SQ.FT.
UPPER FLOOR	1,337 SQ.FT.
LOWER FLOOR	903 SQ.FT.
TOTAL	3,823 SQ.FT.
GARAGE	468 SQ.FT.





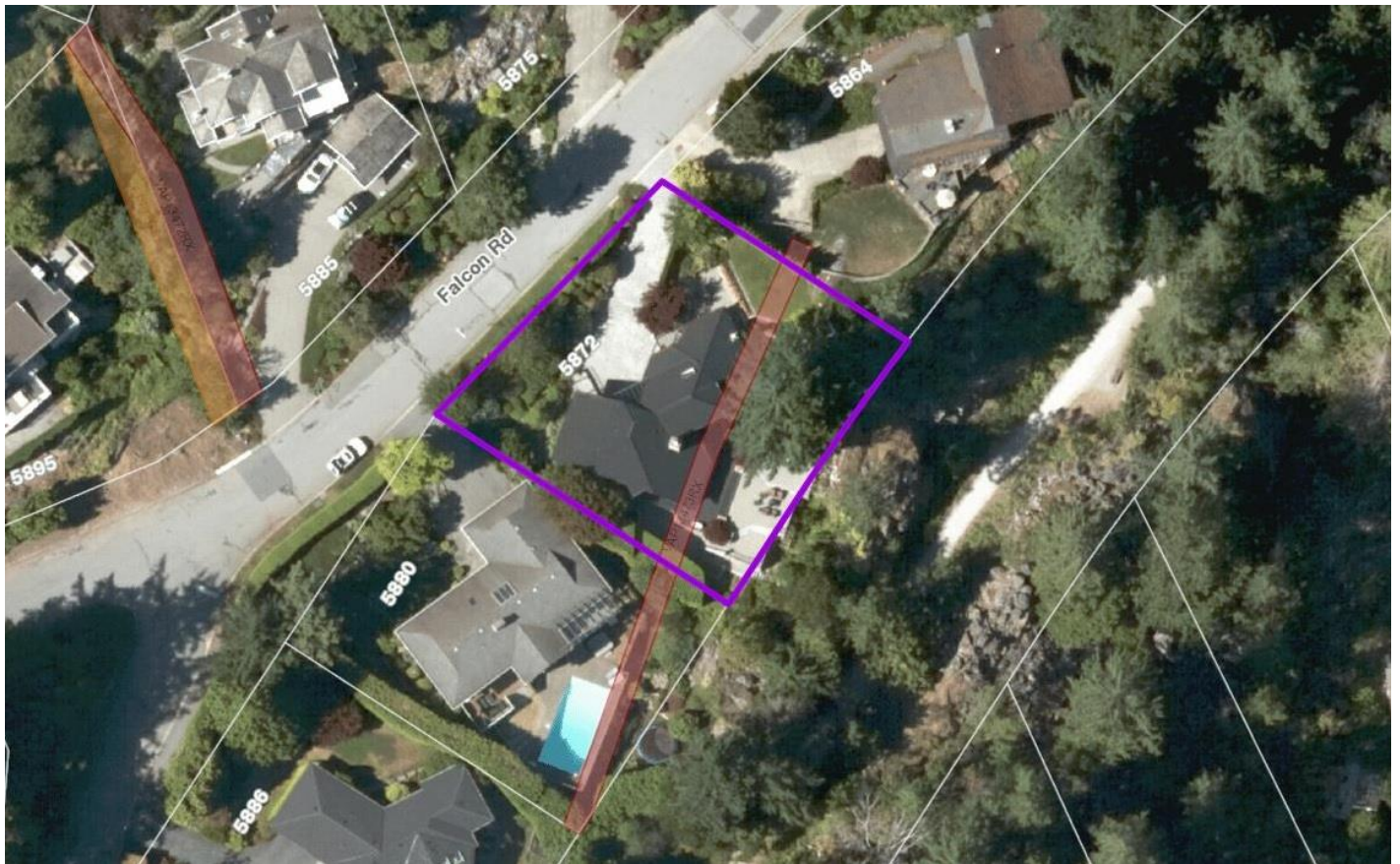
5872 Falcon Road – Additional Features and Updates

- replaced all upstairs bathroom plumbing systems in 2015 during renovation of master bathroom
- master bathroom features digital-controlled shower system and additional electrical outlet behind vanity
- additional front panel for the wall oven allows for altered oven configuration
- hot water heating system serves 5 zones plus there is an additional heater in the garage with an on/off option
- drawer cabinets offered in 2 of the bedroom closet configurations
- custom-made door stops
- up-lighting on group of fir trees outside and night lighting on front patio



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