



**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



## #5 – 5402 West Vista Court Offered at \$3,598,000

Situated in Edenshaw's most desirable enclave of just 6 homes, this luxurious residence has the most amazing unobstructed view from mountains in the east to the gulf islands in the west. The city and Mt. Baker views in between are simply spectacular. A two level home offering 3,080 square feet of luxury. A substantial renovation was commissioned by the current owner and offers an incredible open plan kitchen, high end appliances, feature climate controlled wine wall, designer light fixtures and too much more to list. The perfect package that includes 3 bedrooms, 3 luxurious bathrooms and huge decks for entertaining. The ultimate home for downsizing in an incredible neighbourhood.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd  
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8  
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**Active** **5 5402 WEST VISTA COURT** Residential Attached  
**R2458284** West Vancouver **\$3,598,000 (LP)**  
 Board: V Upper Caulfeild **(SP) M**  
 1/2 Duplex V7W 3H3



Sold Date: Frontage (feet): Original Price: **\$3,598,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1996**  
 Depth / Size (ft.): Bedrooms: **3** Age: **24**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RS10**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$10,774.23**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**  
 Exposure: Maint. Fee: **\$927.00** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **023-350-911**  
 Mgmt. Co's Name: **Stratawest Management Ltd.** Tour:  
 Mgmt. Co's Phone: **605-904-9595**  
 View: **Yes: unobstructed city and water**  
 Complex / Subdiv: **Edenshaw**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Wood** Locker:  
 Foundation: **Concrete Perimeter** Reno. Year: **2015** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Rain Screen: R.I. Plumbing: Units in Development: Total Units in Strata:  
 Renovations: **Completely** Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** Metered Water:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces: Property Disc.: **Yes**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** # of Fireplaces: **1** Fixtures Leased: **No**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**  
 Type of Roof: **Wood**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **STRATA LOT 34, PLAN LMS2319, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Built In, Water Treatment**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	33'6 x 13'3	Below	Walk-In Closet	5'3 x 5'9			x
Main	Dining Room	18'7 x 11'6	Below	Laundry	9'7 x 9'2			x
Main	Kitchen	24'4 x 10'5	Below	Storage	12'1 x 4'10			x
Main	Eating Area	6'0 x 9'4						x
Main	Family Room	13'5 x 8'10						x
Below	Master Bedroom	23'6 x 13'3						x
Below	Walk-In Closet	9'0 x 5'11						x
Below	Bedroom	14'9 x 11'7						x
Below	Walk-In Closet	6'10 x 7'8						x
Below	Bedroom	12'11 x 9'8						x

Finished Floor (Main):	<b>1,543</b>	# of Rooms: <b>13</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,537</b>	Restricted Age:			2	<b>Below</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Below</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,080 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>3,080 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)**

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



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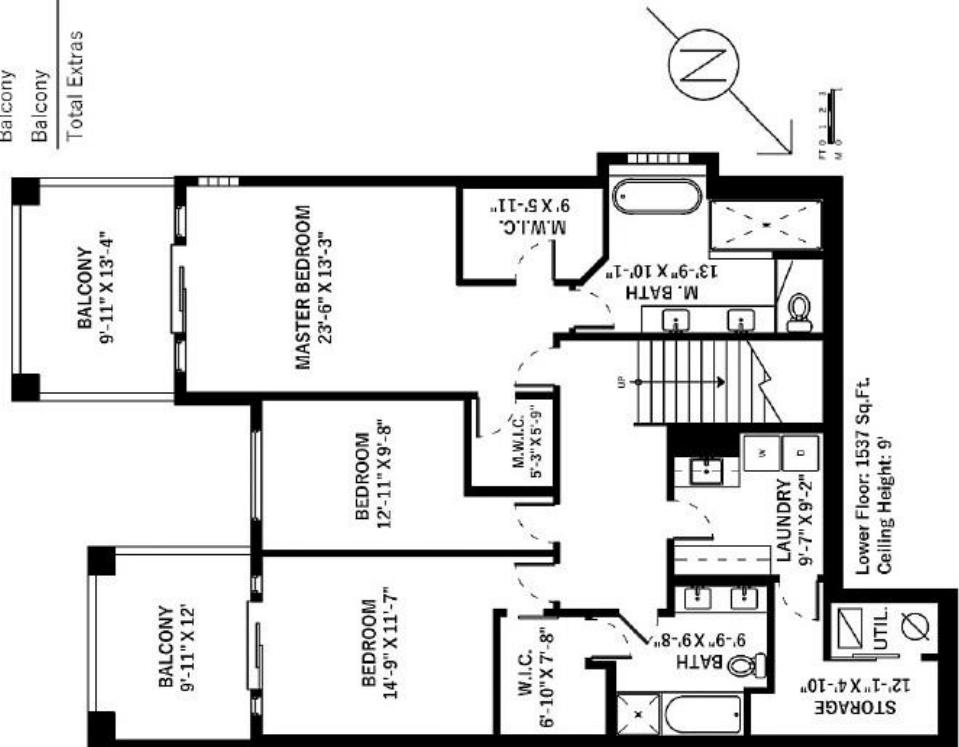
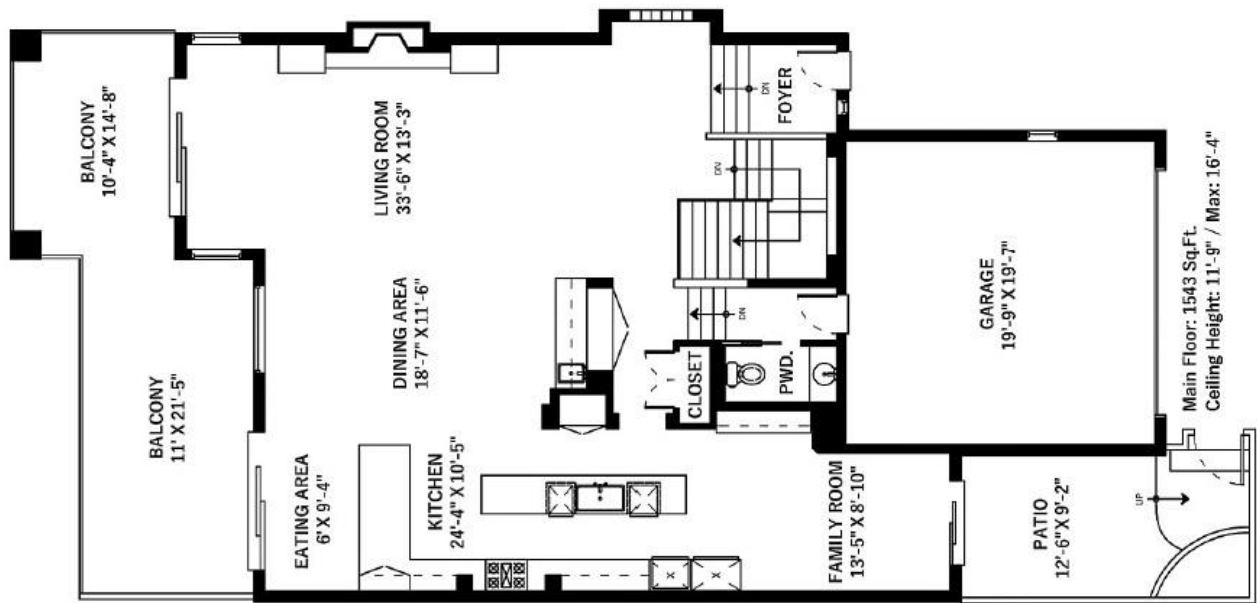
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## 5-5402 West Vista Ct West Vancouver, BC

Main Floor	1543 SQ.FT.
Lower Floor	1537 SQ.FT.
<b>Total</b>	<b>3080 SQ.FT.</b>

Patio	116 SQ.FT.
Balcony	387 SQ.FT.
Balcony	124 SQ.FT.
Balcony	143 SQ.FT.
<b>Total Extras</b>	<b>770 SQ.FT.</b>



Floor plan not suitable for architectural/construction purposes. ANSI Z755 standard used to calculate square footage. Buyer to verify.



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