



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5843 Falcon Road Offered at \$3,348,000

This is the perfect home for a small family or couple downsizing and not ready for an apartment. Absolute luxury and a spacious floor plan are to be enjoyed in this 1,979 sq. ft., 3 bedroom home that was substantially rebuilt in 2016. An entertainer's dream with an open layout, high ceilings, huge decks and a dream kitchen. The covered patio with barbeque area and elevator to the garage is a must see. Situated on a private 12,240 sq. ft. property in an amazing neighbourhood close to recreation, trails, shopping, marinas and golf.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active **5843 FALCON ROAD** Residential Detached
R2465170 West Vancouver **\$3,348,000** (LP)
 Board: V Eagleridge
 House/Single Family V7W 1W5 (SP) 



Sold Date: Frontage (feet): **94.00** Original Price: **\$3,560,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2016**
 Depth / Size: **141.60 IRR** Bathrooms: **3** Age: **4**
 Lot Area (sq.ft.): **12,240.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,778.83**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-300-166**
 Tour: **Virtual Tour URL**

View: **Yes: water and island views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: 1 Storey	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Stucco, Wood	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year: 2018	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, Tile	
Fuel/Heating: Baseboard, Electric, Natural Gas			
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 34, BLOCK A, PLAN VAP17236, DISTRICT LOT 772, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator**

Site Influences: **Central Location, Cul-de-Sac, 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	25'1 x 17'9			x			x
Main	Dining Room	17'2 x 12'5			x			x
Main	Kitchen	17'2 x 9'10			x			x
Main	Master Bedroom	15'11 x 12'4			x			x
Main	Bedroom	15'00 x 9'11			x			x
Main	Bedroom	12'4 x 11'0			x			x
Main	Foyer	8'8 x 6'3			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,979	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	
Finished Floor (Below): 0	# of Levels: 1	2	Main	3	Yes	
Finished Floor (Basement): 0	Suite:	3	Main	4	Yes	
Finished Floor (Total): 1,979 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 1,979 sq. ft.	Basement: None	6				
	Bed not in Basement: 3	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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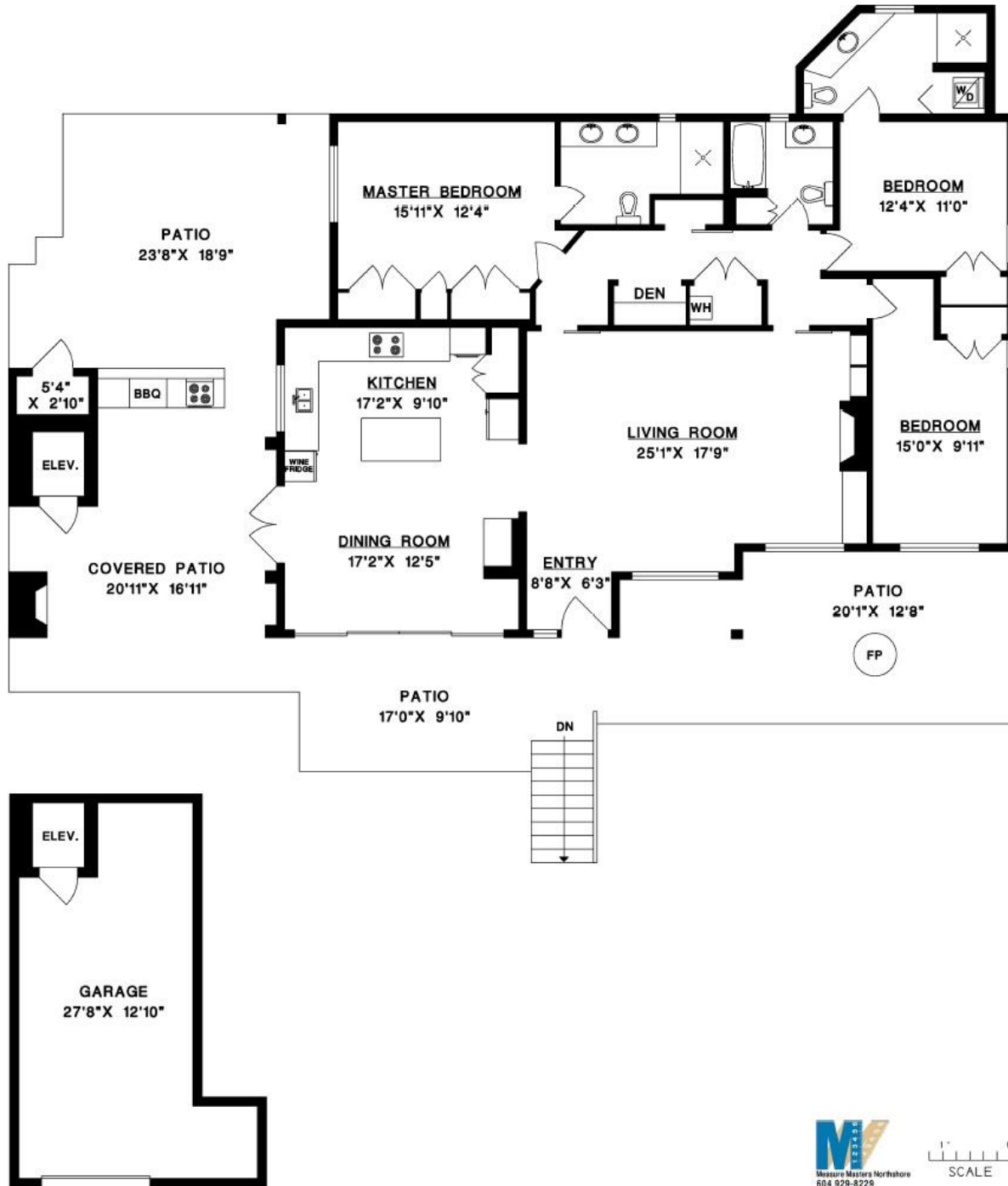
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ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* based on MLS houses sold
MOBILE 604.312.9999
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5843 FALCON ROAD
WEST VANCOUVER

TOTAL 1,979 SQ.FT.
PATIOS 1,432 SQ.FT.
GARAGE 443 SQ.FT.





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