



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



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

One level living at its finest. 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 2,000 sq. ft., PLUS 443 sq. ft. of covered outdoor living space, 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
email: eric@ericchristiansen.com



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Active		5843 FALCON ROAD		Residential Detached	
R2465170		West Vancouver		\$3,348,000 (LP)	
Board: V		Eagleridge		(SP)	
House/Single Family		V7W 1W5			
		Sold Date:		Frontage (feet): 94.00	
		Meas. Type: Feet		Bedrooms: 3	
		Depth / Size: 141.60 IRR		Bathrooms: 3	
		Lot Area (sq.ft.): 12,240.00		Full Baths: 3	
		Flood Plain:		Half Baths: 0	
		Rear Yard Exp: North		Original Price: \$3,560,000	
		Council Apprv?:		Approx. Year Built: 2016	
		If new, GST/HST inc?:		Age: 4	
				Zoning: RS3	
				Gross Taxes: \$5,778.83	
				For Tax Year: 2020	
				Tax Inc. Utilities?:	
				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	
Construction: Frame - Wood		Parking: Garage; Single		Parking Access: Front	
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			
Renovations: Completely		R.I. Plumbing:			
# of Fireplaces: 2		R.I. Fireplaces:			
Fireplace Fuel: Natural Gas		Property Disc.: Yes			
Water Supply: City/Municipal		PAD Rental:			
Fuel/Heating: Baseboard, Electric, Natural Gas		Fixtures Leased: No			
Outdoor Area: Patio(s)		Fixtures Rmvd: No			
Type of Roof: Asphalt		Floor Finish: Hardwood, Tile			
		Metered Water:			
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
Main	Living Room	25'1 x 17'9			x
Main	Dining Room	17'2 x 12'5			x
Main	Kitchen	17'2 x 9'10			x
Main	Master Bedroom	15'11 x 12'4			x
Main	Bedroom	15'00 x 9'11			x
Main	Bedroom	12'4 x 11'0			x
Main	Foyer	8'8 x 6'3			x
		x			x
		x			x
		x			x
		x			x
Finished Floor (Main): 1,979		# of Rooms: 7		Bath	
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	
		Beds in Basement: 0		5	
		Basement: None		6	
Unfinished Floor: 0		Beds not in Basement: 3		7	
Grand Total: 1,979 sq. ft.				8	
				Outbuildings	
				Barn:	
				Workshop/Shed:	
				Pool:	
				Garage Sz:	
				Grg Dr Ht:	
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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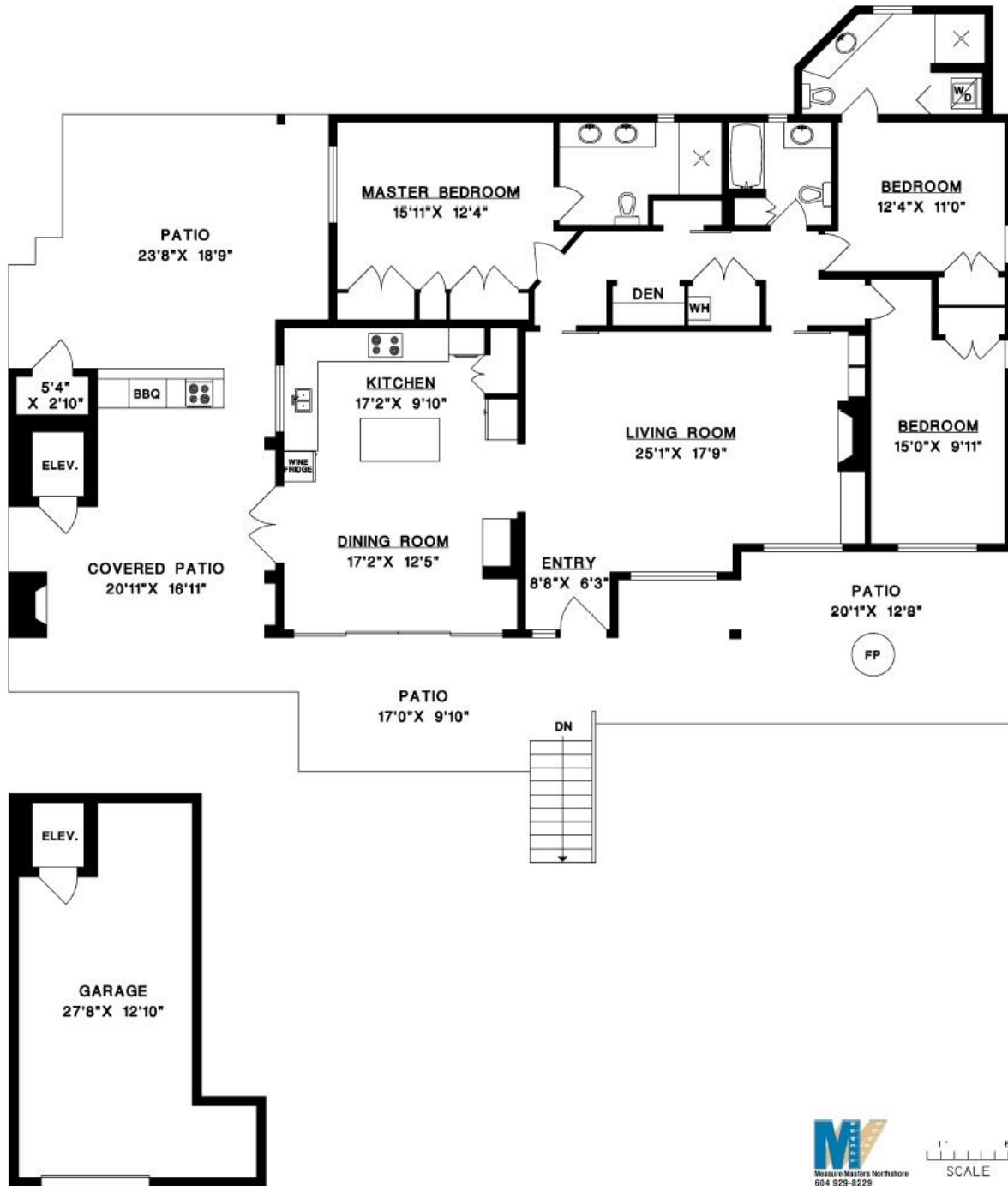
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ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
*Based on MLS homes sold
MOBILE 604.312.9999
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**5843 FALCON ROAD
WEST VANCOUVER**

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



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