



**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



## 5149 Alderfeild Place Offered at \$2,990,000

This home is incredible. Completely renovated with 3 bedrooms, 5 bathrooms and 3,779 sq. ft. of living space. The views of the West Vancouver coast line and city are beautiful. From the moment you enter the front door and experience the main floor vaulted ceilings, luxury finishing, multiple patios, spacious bedrooms and sundrenched outdoor pool you will be impressed. Exceptional value in this incredible neighbourhood. The top floor master suite includes a den, fireplace and spa-like ensuite. The garage is enclosed in glass and can be viewed from the gym on the lower level.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd  
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8  
email: [eric@ericchristiansen.com](mailto:eric@ericchristiansen.com)





**Active** **5149 ALDERFEILD PLACE** Residential Detached  
**R2470047** West Vancouver **\$2,990,000** (LP)   
 Board: V Upper Caulfeild **(SP)**   
 House/Single Family V7W 2W7



Sold Date: Frontage (feet): **99.54** Original Price: **\$2,990,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**  
 Depth / Size: **141.52 IRR** Bathrooms: **5** Age: **34**  
 Lot Area (sq.ft.): **8,374.00** Full Baths: **3** Zoning: **RS10**  
 Flood Plain: Half Baths: **2** Gross Taxes: **\$7,278.51**  
 Rear Yard Exp: **West** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **002-567-482**  
 Tour: **Virtual Tour URL**

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

Style of Home: <b>3 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Wood</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Reno. Year:	Property Disc.: <b>Yes</b>	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: <b>2</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Metered Water:	Fixtures Rmvd: <b>No</b>	
Water Supply: <b>City/Municipal</b>		Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>	
Fuel/Heating: <b>Electric, Forced Air, Natural Gas</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Wood</b>			

Legal: **LOT 17, BLOCK 4, PLAN VAP17968, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, 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	18'4 x 16'11	Above	Office	9'3 x 6'0			x
Main	Dining Room	14'0 x 12'9	Below	Recreation	20'10 x 11'6			x
Main	Kitchen	17'1 x 13'10	Below	Utility	8'1 x 7'0			x
Main	Eating Area	9'0 x 8'6			x			x
Main	Family Room	12'8 x 10'7			x			x
Main	Bedroom	16'6 x 10'9			x			x
Main	Bedroom	12'7 x 11'0			x			x
Main	Foyer	9'4 x 6'0			x			x
Above	Master Bedroom	20'0 x 14'1			x			x
Above	Walk-In Closet	12'5 x 6'0			x			x

Finished Floor (Main): <b>2,110</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>959</b>	# of Kitchens: <b>1</b>	1	Main	4	Yes	Barn:
Finished Floor (Below): <b>710</b>	# of Levels: <b>3</b>	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Main	3	Yes	Pool:
Finished Floor (Total): <b>3,779 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	7	Yes	Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5	Below	2	No	Grg Dr Ht:
Grand Total: <b>3,779 sq. ft.</b>	Basement: <b>None</b>	6				
	Bed not in Basement: <b>3</b>	7				
		8				

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

**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.**



**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

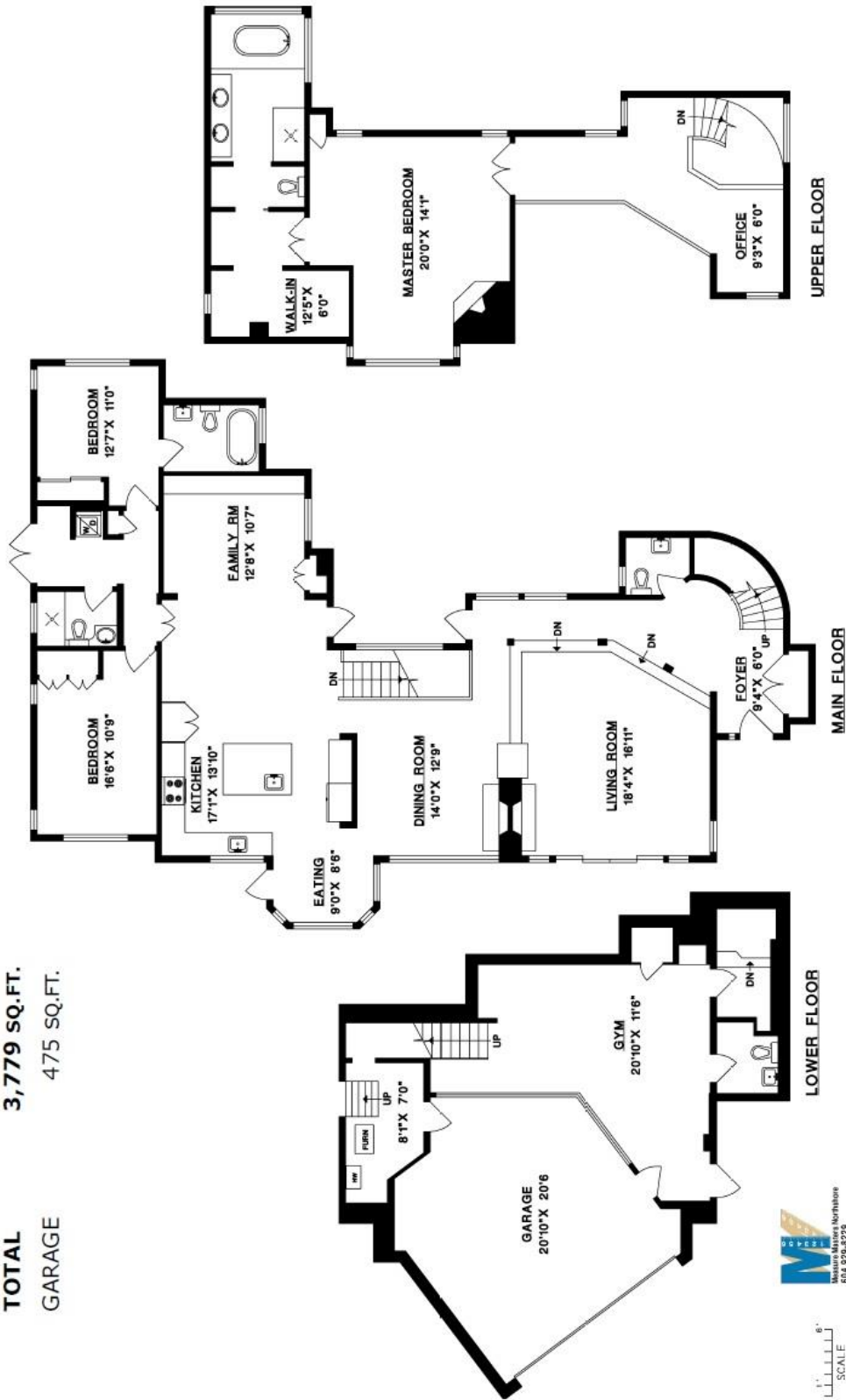
tel. 604-312-9999

**5149 ALDERFEILD PLACE  
WEST VANCOUVER**

MAIN FLOOR 2,110 SQ.FT.  
UPPER FLOOR 959 SQ.FT.  
LOWER FLOOR 710 SQ.FT.

**TOTAL 3,779 SQ.FT.**  
GARAGE 475 SQ.FT.

**ERIC CHRISTIANSEN**  
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.  
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.\*  
\*BASED ON \$10 MILLION AND OVER  
MOBILE 604.312.9999  
www.ericchristiansen.com | eric@ericchristiansen.com







**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



Angell Hasman & Associates (Eric Christiansen) Realty Ltd  
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8  
email: [eric@ericchristiansen.com](mailto:eric@ericchristiansen.com)