



**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



## 4704 Willow Place Offered at \$2,598,000



This beautiful completely renovated home is situated at the end of a private cul-de-sac on a 15,844 sq. ft. property in central Caulfeild. This home is stunning from the front entrance to the spacious back yard. Offering 4 bedrooms, 3 bathrooms and 3,057 sq. ft. of living space. Enjoy views of the level yard through custom edge grain windows and sunny afternoons on the south facing patio. The spacious kitchen is open to a large living and dining area and 3 bedrooms on the upper level. The lower floor includes a large games room, summer kitchen, 4th bedroom and ample storage. A short walk to Caulfeild Elementary and Rockridge High school.

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** **4704 WILLOW PLACE** Residential Detached  
**R2491434** West Vancouver **\$2,598,000** (LP)  
 Board: V Caulfeild **(SP)** **M**  
 House/Single Family V7W 1C5



Sold Date: Frontage (feet): **45.03** Original Price: **\$2,598,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1965**  
 Depth / Size: **135.03 IRR** Bathrooms: **3** Age: **55**  
 Lot Area (sq.ft.): **15,844.00** Full Baths: **3** Zoning: **RS3**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,767.77**  
 Rear Yard Exp: **South** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **009-164-596**  
 Tour: **Virtual Tour URL**

View: **Yes: peekaboo water**  
 Complex / Subdiv:  
 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: **Carport; Multiple**  
 Exterior: **Wood** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: Reno. Year: **2010**  
 Renovations: **Completely** R.I. Plumbing:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Wood** Property Disc.: **Yes**  
 Water Supply: **City/Municipal** PAD Rental:  
 Fuel/Heating: **Electric, Forced Air, Natural Gas** Fixtures Leased: **No**  
 Outdoor Area: **Patio(s) & Deck(s)** Fixtures Rmvd: **No**  
 Type of Roof: **Metal** Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**  
 Metered Water:

Legal: **LOT 4, BLOCK 2, PLAN VAP11694, DISTRICT LOT 583, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, 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	20'2 x 13'10	Below	Laundry	11'1 x 10'10			x
Main	Dining Room	14'3 x 10'11	Below	Storage	18'10 x 9'5			x
Main	Kitchen	14'8 x 14'0	Below	Storage	9'6 x 9'0			x
Main	Master Bedroom	15'4 x 11'0						x
Main	Bedroom	15'3 x 11'7						x
Main	Bedroom	10'7 x 9'11						x
Main	Foyer	13'3 x 5'1						x
Below	Recreation	19'3 x 13'2						x
Below	Games Room	17'6 x 10'11						x
Below	Bedroom	12'2 x 11'0						x

Finished Floor (Main):	<b>1,592</b>	# of Rooms:	<b>13</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>6</b>	<b>Yes</b>		
Finished Floor (Below):	<b>1,465</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>3</b>	<b>No</b>		
Finished Floor (Total):	<b>3,057 sq. ft.</b>	Crawl/Bsmt. Height:		4					
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					
Grand Total:	<b>3,057 sq. ft.</b>	Basement: <b>None</b>		6					
				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.



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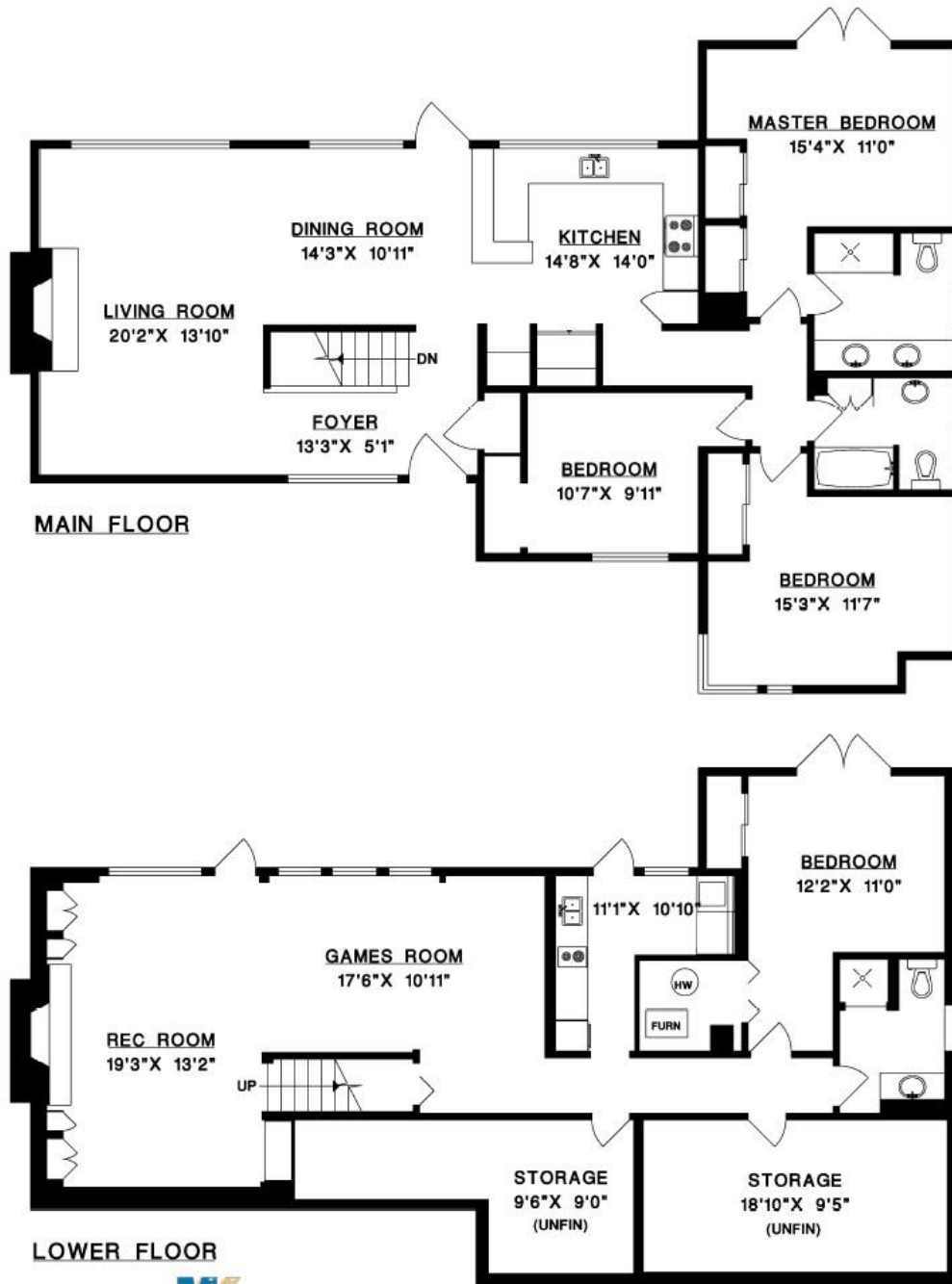
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**ERIC CHRISTIANSEN**  
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.  
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.\*  
\* Based on R.S.D. Sales total  
MOBILE 604.312.9999  
www.ericchristiansen.com | eric@ericchristiansen.com

4704 Willow Place  
WEST VANCOUVER

MAIN FLOOR 1,592 SQ.FT.  
LOWER FLOOR 1,465 SQ.FT.  
**TOTAL 3,057 SQ.FT.**



1" = 6'  
SCALE



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