



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4631 Caulfeild Drive Offered at \$2,690,000



This gorgeous West Coast style home is situated just steps to Caulfeild Elementary in the best family neighbourhood in West Vancouver. Features of this updated home include 4 bedrooms, 4 bathrooms, over 3,694 sq. ft. of spacious living space and a gorgeous new master ensuite. Enjoy the huge fully fenced back deck & yard area and a huge front lawn. The vaulted ceilings and open floor plan create an amazing space to entertain friends and enjoy the family. The lower level is perfect for a home office, teenagers or an in-law suite.

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
R2504141
Board: V
House/Single Family

4631 CAULFEILD DRIVE
West Vancouver
Caulfeild
V7W 1E9

Residential Detached
\$2,690,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): **80.00** Original Price: **\$2,950,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1976**
 Depth / Size: **150** Bathrooms: **4** Age: **44**
 Lot Area (sq.ft.): **12,002.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$5,817.54**
 Rear Yard Exp: **Northwest** For Tax Year: **2020**
 Council Apprv?: _____ Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **003-493-164**
 Tour: **Virtual Tour URL**

View: **No** :
 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: Garage; Double		
Exterior: Wood	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen: No	Reno. Year: _____	Property Disc.: Yes	
Renovations: Completely	R.I. Plumbing: _____	PAD Rental: _____	
# of Fireplaces: 4	R.I. Fireplaces: _____	Fixtures Leased: No	
Fireplace Fuel: Natural Gas, Wood	Metered Water: _____	Fixtures Rmvd: No	
Water Supply: City/Municipal		Floor Finish: Hardwood	
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Wood			

Legal: **LOT 7, BLOCK H, PLAN VAP16111, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: _____
 Site Influences: **Central Location, 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	21'2 x 15'1	Below	Bedroom	14'9 x 9'5			x
Main	Dining Room	12'2 x 11'8	Below	Laundry	11'1 x 7'7			x
Main	Kitchen	18'1 x 12'4	Below	Foyer	10'8 x 9'7			x
Main	Nook	12'0 x 9'0	Below	Storage	10'4 x 6'9			x
Main	Master Bedroom	19'6 x 18'11	Below	Storage	8'9 x 5'4			x
Main	Walk-In Closet	11'6 x 6'11			x			x
Main	Bedroom	12'8 x 9'7			x			x
Main	Bedroom	11'3 x 8'5			x			x
Below	Recreation	21'7 x 15'1			x			x
Below	Games Room	19'7 x 11'3			x			x

Finished Floor (Main): 2,179	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	2	No	
Finished Floor (Below): 1,515	# of Levels: 2	2	Main	6	Yes	Barn:
Finished Floor (Basement): 0	Suite: _____	3	Main	4	No	Workshop/Shed:
Finished Floor (Total): 3,694 sq. ft.	Crawl/Bsmt. Height: _____	4	Below	3	No	Pool:
Unfinished Floor: 0	Bed in Basement: 0	5				Garage Sz:
Grand Total: 3,694 sq. ft.	Basement: None	6				Grg Dr Ht:
	Bed not in Basement: 4	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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4631 CAULFEILD DRIVE
WEST VANCOUVER

MAIN FLOOR 2,179 SQ.FT.
LOWER FLOOR 1,515 SQ.FT.

TOTAL 3,694 SQ.FT.

GARAGE 422 SQ.FT.
WORKSHOP 210 SQ.FT.
DECK 198 SQ.FT.

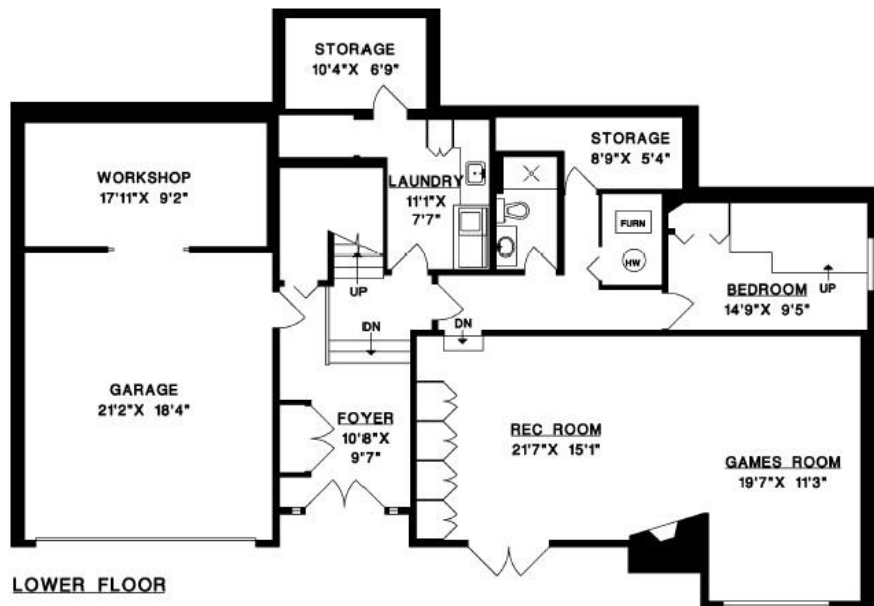
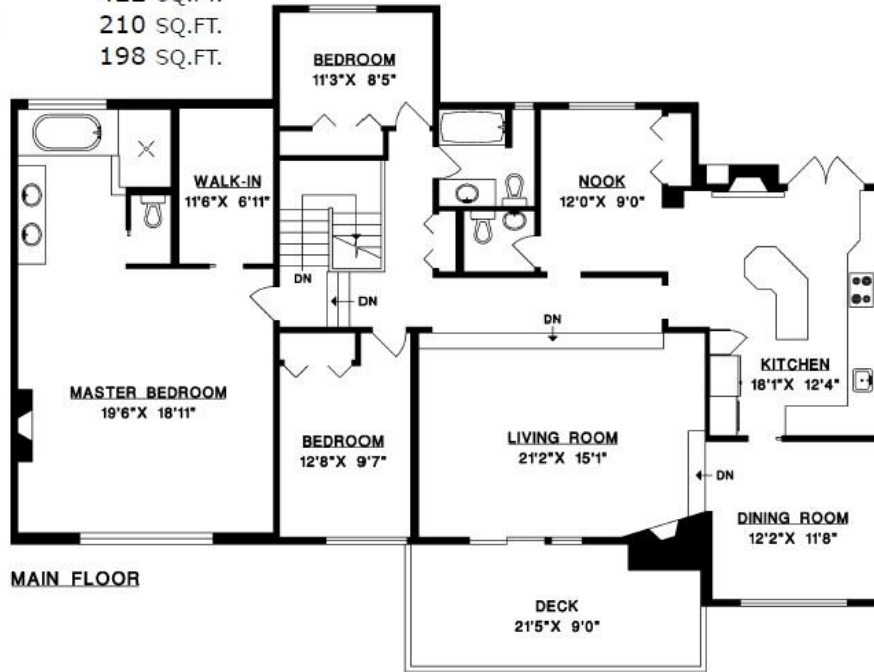


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ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*

MOBILE 604.312.9999

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1" = 6"
SCALE

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