



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5148 Alderfeild Place Offered at \$3,248,000

This completely renovated cul-de-sac home has gorgeous south east views towards the inlet, City and Mt. Baker. Features of this incredible 4,364 sq.ft. home include an open plan kitchen, family room and dining area, large formal living room with French doors to a private covered patio, 4 bedrooms, 5 bathrooms, den, games room, media room and too much more to list. A truly gorgeous home from the street to the professionally landscaped 9,504 sq.ft. property with picturesque patios, mature gardens and private hot tub. Enjoy sunshine all day and a location just steps to Caulfeild Village, Rockridge high school, and minutes from Caulfeild Elementary.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **5148 ALDERFEILD PLACE** Residential Detached
R2507962 West Vancouver **\$3,248,000 (LP)**
 Board: V Upper Caulfeild **(SP) M**
 House/Single Family V7W 2W7



Sold Date: Frontage (feet): **38.48** Original Price: **\$3,248,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1978**
 Depth / Size: **133.07 IRR** Bathrooms: **5** Age: **42**
 Lot Area (sq.ft.): **9,504.00** Full Baths: **4** Zoning: **RS10**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$6,821.77**
 Rear Yard Exp: **East** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **006-643-809**
 Tour:

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

Style of Home: **3 Storey** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Stucco, Wood** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: **Full** Reno. Year:
 Renovations: **Completely** R.I. Plumbing:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood** Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 18, BLOCK 4, PLAN VAP17968, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Swirlpool/Hot Tub**
 Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'4 x 15'3	Above	Bedroom	12'6 x 11'9			x
Main	Dining Room	14'5 x 12'3	Below	Media Room	20'6 x 12'7			x
Main	Kitchen	22'10 x 10'11	Below	Games Room	23'2 x 10'6			x
Main	Family Room	20'4 x 12'11	Below	Bedroom	12'1 x 11'8			x
Main	Office	11'4 x 10'44	Below	Laundry	8'11 x 6'0			x
Main	Foyer	10'2 x 7'11	Below	Mud Room	8'7 x 6'2			x
Above	Master Bedroom	18'3 x 13'10			x			x
Above	Walk-In Closet	15'2 x 12'0			x			x
Above	Bedroom	21'5 x 10'4			x			x
Above	Walk-In Closet	7'3 x 4'5			x			x

Finished Floor (Main):	1,658	# of Rooms:16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,434	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,272	# of Levels: 3	2	Above	6	Yes	Workshop/Shed: 79 sq.
Finished Floor (Basement):	0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total):	4,364 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Below	3	Yes	Grg Dr Ht:
Grand Total:	4,364 sq. ft.	Basement: None	6				
		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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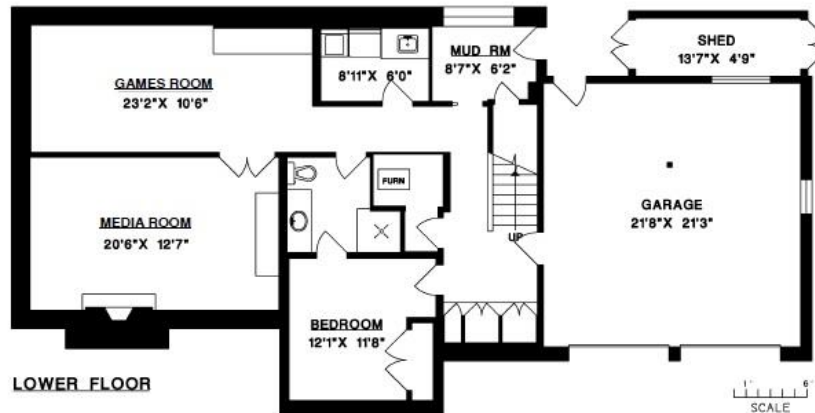
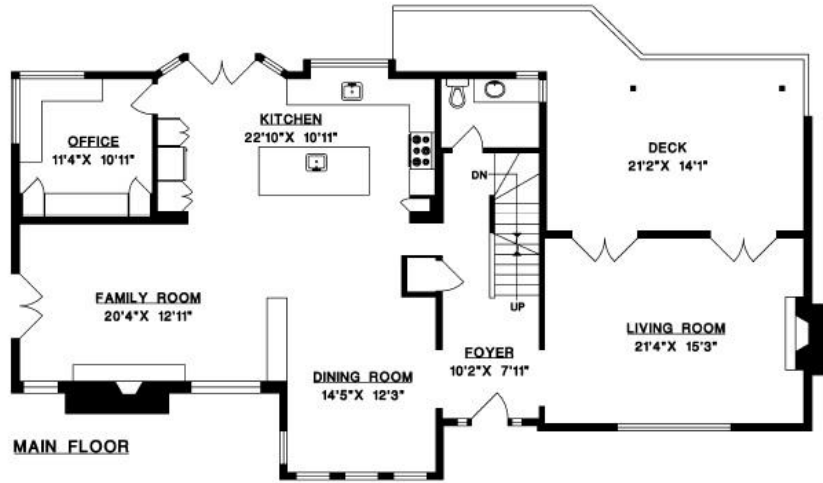
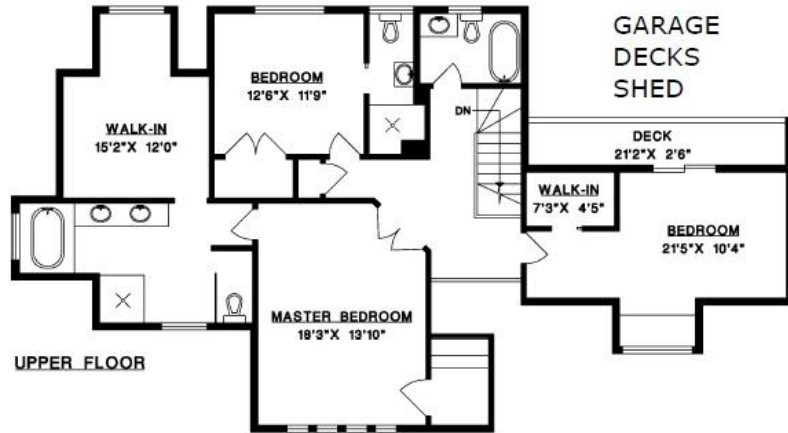
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ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* Based on MLS System only
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**5148 ALDERFEILD PLACE
WEST VANCOUVER**

MAIN FLOOR	1,658 SQ.FT.
UPPER FLOOR	1,434 SQ.FT.
LOWER FLOOR	1,272 SQ.FT.
TOTAL	4,364 SQ.FT.
GARAGE	518 SQ.FT.
DECKS	484 SQ.FT.
SHED	79 SQ.FT.

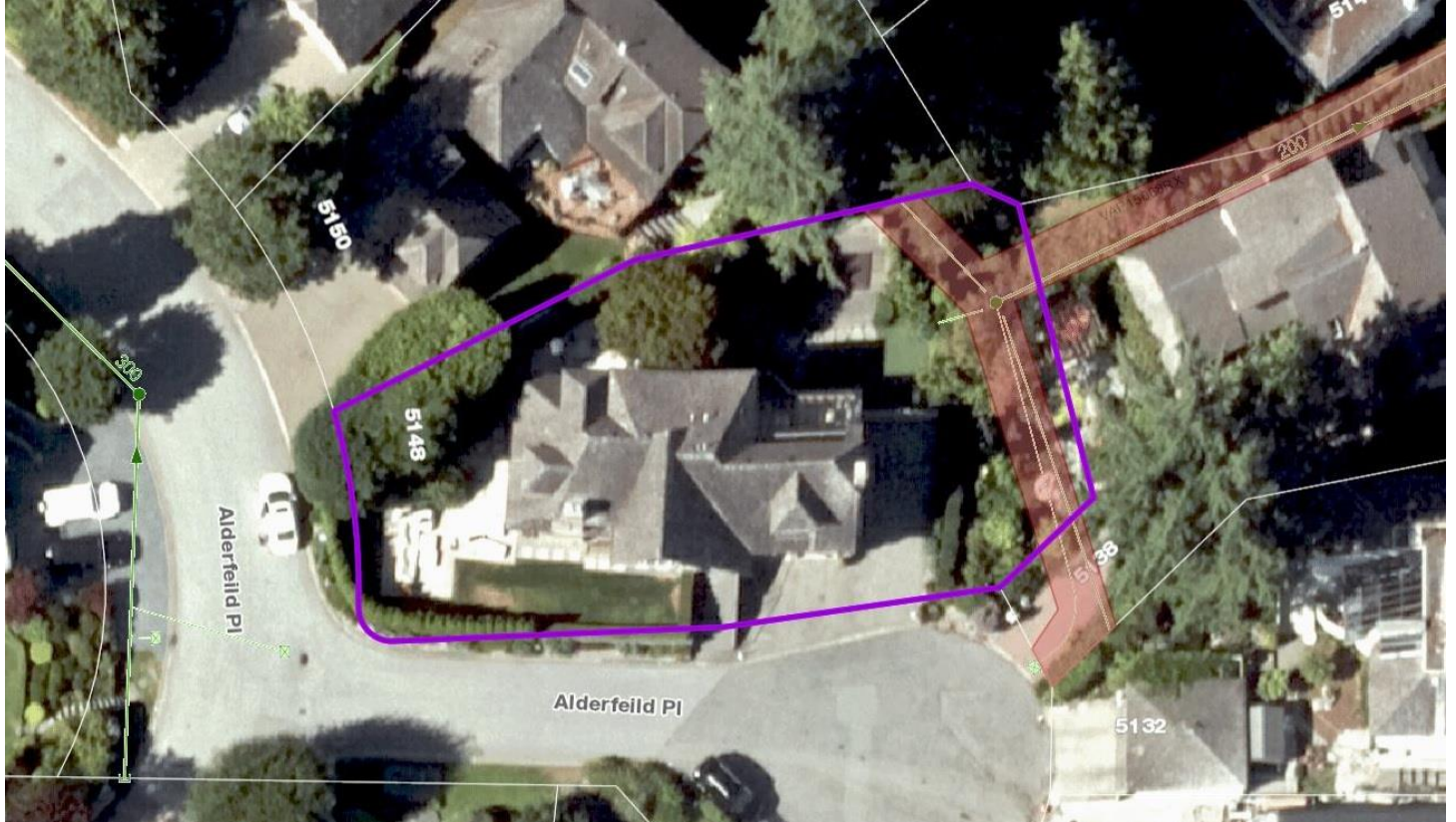


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