



Presented by:
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Active
R2419169
 Board: V
 House/Single Family

4512 CAULFEILD LANE

West Vancouver
 Caulfeild
 V7W 3J6

Residential Detached

\$3,780,000 (LP)

(SP)



Sold Date:	Frontage (feet):	147.26	Original Price: \$3,780,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2003
Depth / Size: 183.72 IRR	Bathrooms:	5	Age: 16
Lot Area (sq.ft.): 14,549.00	Full Baths:	4	Zoning: RS3
Flood Plain:	Half Baths:	1	Gross Taxes: \$9,977.36
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 024-822-523
			Tour:

View: **Yes: mountain view**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **4**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Reno. Year: **2012**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 14, PLAN LMP46665, DISTRICT LOT 1240, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, 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	15'11 x 15'1	Above	Bedroom	12'9 x 11'11			x
Main	Dining Room	14'5 x 12'11	Above	Bedroom	12'3 x 11'11			x
Main	Kitchen	17'8 x 13'7	Above	Bedroom	12'3 x 11'11			x
Main	Eating Area	13'10 x 9'11	Below	Recreation	18'6 x 16'4			x
Main	Family Room	23'5 x 17'11	Below	Bedroom	14'10 x 11'8			x
Main	Office	13'3 x 11'11			x			x
Main	Wine Room	7'11 x 4'10			x			x
Main	Foyer	11'0 x 8'0			x			x
Above	Master Bedroom	15'5 x 12'8			x			x
Above	Walk-In Closet	10'11 x 9'6			x			x

Finished Floor (Main):	2,096	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,508	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,200	# of Levels: 3	2	Above	6	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,804 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0	5	Below	3	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	4,804 sq. ft.		7				
			8				

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

Angell, Hasman & Associates Realty Ltd.

This incredible custom built home is situated on one of West Vancouver's finest family streets. Offering 5 bedrooms, 5 bathrooms, 4,800 sq. ft. of living space. Absolute luxury is enjoyed with recent renovations to the kitchen by Linda Burger and Associates including huge sliding doors to a covered outdoor eating area, built in covered barbeque and seating area with outdoor fireplace. This is truly a special 3 level family home situated on private 14,549 sq. ft. property just steps to Caulfeild Elementary School and a short walk to Rockridge High School, recreation and Caulfeild Village Shopping.