



Presented by:  
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**Active**  
**R2865410**

Board: V  
House with Acreage

**5215 KEITH ROAD**

West Vancouver  
Caulfeild  
V7W 2M9

Residential Detached

**\$3,688,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,688,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1960</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>64</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>SFD</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,785.82</b>
Lot Area (sq.ft.): <b>19,071.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.44</b>	P.I.D.: <b>009-568-921</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Panoramic Water Island Views</b>		
Complex/Subdiv: <b>Lower Caulfeild</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Rancher/Bungalow</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Multiple</b>		
Exterior: <b>Wood</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: <b>Completely</b>	Reno. Year: <b>2012</b>	Property Disc.: <b>Yes</b>	
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Wood</b>	Rain Screen:	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water: <b>Yes</b>		
Outdoor Area: <b>Patio(s), Sundeck(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Wood</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		

Legal: **VAP 10113, LOT 21, BLOCK K, LD 890, LD 36**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,806	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'3 x 6'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'1 x 16'10			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	15'5 x 15'7			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	11'8 x 9'1			x	
Finished Floor (Total):	1,806sq. ft.	Main	Primary Bedroom	14'5 x 12'1			x	
Unfinished Floor:	0	Main	Bedroom	10'11 x 8'6			x	
Grand Total:	1,806sq. ft.	Main	Bedroom	13'5 x 8'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	10'2 x 6'4			x	
		Main	Utility	9' x 4'			x	
							x	
							x	
							x	
Suite:							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

**Floating Penthouse in the Sky with Panoramic Ocean Views! One of West Van's most striking Westcoast Modern residences. Incredible one of a kind, 3 bedroom gem features a cantilevered living room that floats like an island into the commanding ocean and island views. All of this on a rare nearly 1/2 acre parcel of land that is sloped gently enough to add onto or to develop. Current owners have treasured this immaculate home and completed significant renovations over the years that preserve the heritage style architecture and modernized it with designer kitchen, bathrooms, cedar decking with glass railings as well as practical upgrades such as furnace and air-conditioning. Mature garden in front and Japanese Zen garden in back. All of this is located on a quiet cul-de-sac in Caulfeild.**