



Presented by:
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Active
R2243478
 Board: V
 House/Single Family

4503 MARINE DRIVE
 West Vancouver
 Caulfield
 V7W 2N8

Residential Detached
\$2,595,000 (LP)
 (SP)



Sold Date: Frontage (feet): **130.00** Original Price: **\$2,695,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1982**
 Depth / Size: **Irregular** Bathrooms: **3** Age: **36**
 Lot Area (sq.ft.): **12,120.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,538.05**
 Rear Yard Exp: **North** For Tax Year: **2015**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-159-871**
 Tour: **Virtual Tour URL**

View: **Yes: Close-in water views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely** Reno. Year: **2013**
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel, Torch-On**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **8 Blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP18505 LT J BLK 6 DL 811 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'7 x 4'3	Above	Family Room	16'4 x 14'7			x
Main	Master Bedroom	13'7 x 11'1	Above	Solarium	12'4 x 8'6			x
Main	Bedroom	10'8 x 10'7			x			x
Main	Bedroom	12'4 x 9'8			x			x
Main	Recreation	13'11 x 13'6			x			x
Main	Laundry	7'8 x 6'2			x			x
Above	Living Room	18'8 x 14'1			x			x
Above	Dining Room	13'7 x 10'9			x			x
Above	Kitchen	14'11 x 14'1			x			x
Above	Eating Area	6'10 x 6'11			x			x

Finished Floor (Main):	1,237	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,377	# of Kitchens:	1	1	Main	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	2	No	Pool:
Finished Floor (Total):	2,614 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,614 sq. ft.	Basement: None		6				
				7				
				8				

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

Sun Drenched Semi Waterfront Caulfield modern contemporary home situated 20 feet from Stearman Beach access. Relax, swim on sandy beach just minutes from the yard. Breath taking close-in water views of sunsets, cruise ships, yachts. Stunning completely renovated Chef kitchen w/ Ultraline Pro Stove, LED touchless lights. Extras: 3 wood F/P places, large Solarium overlooks the forest, skylights, Nest SMART thermo CO2 Fire Detect System, Comm Dish Sprayer, LG TrueSteam W/D, new(r) 40K on demand hot water system w/ 90 Gal Resv. Enjoy the 12, 120 sq.ft. private lot w/ lush gardens countless flowering shrubs, bushes & trees. Private and secluded yet only 6 minutes drive to Dundarave. Waterfront lifestyle for fraction of the cost. Purchase price as is. Finish exiting renovation or build new.