

Presented by:
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West Vancouver, Olde Caulfeild Residential Detached
4701 S PICCADILLY RD, V7W 1J8 MLS# V1059441 **Active**



List Price: \$1,838,000

Complex/Subdiv:

Frontage: 80.00 ft	Bedrooms: 3	PID: 011-305-223
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 17860.00	Full Baths: 1	Approx Yr Blt: 1966
Rear Yard Exp: N	Half Baths: 2	Age at List Date: 48
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,461 (2013)
Flood Plain:	Zoning: SFD	

View: Y - Close-in water views
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 5	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLOCK
Type of Roof: Torch-On, Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP4763 LT A BLK 8 DL 811 LD 36 GROUP 1, EP8869, OF LOT 1.
 Amenities:
 Site Influences: Private Setting, Private Yard, Recreation Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6 X 15'5	Below	Laundry	7'3 X 6'0			X
Main F.	Den	10'5 X 8'11	Below	Utility	5'8 X 5'1			X
Main F.	Dining	11'10 X 11'6	Below	Workshop	8'6 X 6'0			X
Main F.	Kitchen	14'8 X 12'2	Below	Storage	6'8 X 3'10			X
Main F.	Master Bedroom	13'1 X 11'5	Below	Utility	5'8 X 4'9			X
Main F.	Bedroom	13'0 X 8'1	Above	Great Room	31'6 X 12'0			X
Main F.	Bedroom	11'2 X 8'10						X
Below	Recreation Room	18'10 X 11'1						X
Below	Games Room	9'4 X 8'4						X
Below	Entrance Hall	8'4 X 7'3						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,489	Total # Rooms: 16	1 2 Piece; Ensuite: N; Level: Below
Finished Floor Up SqFt: 418	# Kitchens: 1	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 604	Finished Levels: 2	3 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,511	Basement Area: Partly Finished	5
		6
Unfinished Floor: 116	Suite:	7
Grand Total Floor Area: 2,627		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

One of the original estate lots of Francis Caulfeild. This 17,800 square foot gently sloping lot features close-in water views in one of West Vancouver's most desirable neighbourhoods. This well maintained 2,600 sq.ft. 3 bedroom 3 level home is perfect for a renovation, major addition or suitable for a custom built luxury home. Enjoy the public access waterfront parks, Piccadilly Cove and Lighthouse Park. This enclave of special properties has always been and always will be one of West Vancouver's favorite neighbourhoods.