



Presented by:
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Active
R2254042
 Board: V
 House/Single Family

5479 MONTE BRE CRESCENT
 West Vancouver
 Upper Caulfeild
 V7W 3A7

Residential Detached
\$2,695,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$2,695,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**
 Depth / Size: _____ Bathrooms: **4** Age: **30**
 Lot Area (sq.ft.): **5,856.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: _____ Half Baths: **2** Gross Taxes: **\$5,591.33**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2017**
 If new, GST/HST inc?: _____ P.I.D.: **004-409-965**
 Tour: **Virtual Tour URL**

View: **Yes: Ocean and Vancouver Island**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Other**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Other**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: _____ Dist. to School Bus: **4 blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: _____ :
 Floor Finish: _____

Legal: **PL VAP18948 LT 83 DL 879 LD 36. PARCEL H, GROUP 1, EXCEPT PLAN PT 20135, & UNDIVIDED 1/47 INT IN & TO LOT 100, EXC PT IN PL 20135.**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 15'9	Above	Bedroom	11'3 x 11'0			x
Main	Dining Room	15'9 x 12'10	Above	Bedroom	11'4 x 10'10			x
Main	Kitchen	12'10 x 11'8	Below	Den	14'9 x 11'7			x
Main	Eating Area	10'7 x 8'4	Below	Laundry	11'2 x 5'8			x
Main	Family Room	14'9 x 14'9	Below	Storage	6'10 x 6'8			x
Main	Den	10'10 x 10'4			x			x
Main	Foyer	11'7 x 10'9			x			x
Above	Master Bedroom	19'5 x 14'3			x			x
Above	Walk-In Closet	10'3 x 6'4			x			
Above	Bedroom	11'3 x 10'1			x			

Finished Floor (Main):	1,576	# of Rooms:	15	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	1,329	# of Kitchens:	1	1	Main	2	No			Barn:
Finished Floor (Below):	608	# of Levels:	3	2	Above	5	Yes			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	4	No			Pool:
Finished Floor (Total):	3,513 sq. ft.	Crawl/Bsmt. Height:		4	Below	2	No			Garage Sz:
Unfinished Floor:	14	Beds in Basement:	0	5						Door Height:
Grand Total:	3,527 sq. ft.	Beds not in Basement:	4	6						
		Basement:	Full, Fully Finished	7						
				8						

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

Calling all Families. First time offered. This one owner 5 bedroom home features water and island views on a quiet street within blocks from Rockridge Secondary School and Caulfeild Shopping Centre. Meticulously maintained with many updates over the years including new furnace, hot water tank and freshly painted interior. Family floorplan with 4 bedrooms up including oversized master bedroom with private deck overlooking the water views, walk-in closet and 5 piece ensuite bathroom. Main floor features separate living and dining rooms, office and open plan kitchen with connecting eating area and family room. Walk straight out to the completely private backyard. Downstairs you will enjoy additional bedroom, laundry room and attached 2 car garage.