



Presented by:

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**Active**  
**R2424083**Board: V  
House/Single Family**4796 HIGHWAY HIGHWAY**

West Vancouver

Olde Caulfeild

V7W 1J5

Residential Detached

**\$7,250,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>451.00</b>	Original Price: <b>\$7,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1986</b>
Depth / Size: <b>IRR</b>	Bathrooms:	<b>3</b>	Age: <b>34</b>
Lot Area (sq.ft.): <b>29,268.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$18,781.36</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>002-453-037</b>
			Tour: <b>Virtual Tour URL</b>
View:	<b>Yes: Semi Waterfront</b>		
Complex / Subdiv:			
Services Connected:	<b>Community</b>		
Sewer Type:			

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Single</b>		
Exterior: <b>Wood</b>			
Foundation: <b>Concrete Perimeter</b>			
Rain Screen:	Reno. Year:	Dist. to Public Transit: <b>Near</b>	
Renovations:	R.I. Plumbing:	Dist. to School Bus: <b>Near</b>	
# of Fireplaces: <b>2</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Wood</b>		Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	PAD Rental:	
Fuel/Heating: <b>Forced Air, Natural Gas</b>		Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Fixtures Rmvd: <b>:</b>	
Type of Roof: <b>Wood</b>		Floor Finish:	

Legal: **LT 22, BLK 2, PL VAP967, DL 811, LD 36: PL VAP967 LT21 DL811 LKD36: PL VAP967 LT23 BLK2 DL811 LD36**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Kitchen</b>	<b>21'6 x 7'11</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>16'2 x 11'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>23'6 x 17'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>18'1 x 15'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Solarium</b>	<b>10'8 x 5'11</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Foyer</b>	<b>9'8 x 6'10</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Family Room</b>	<b>18'1 x 12'8</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Den</b>	<b>9'10 x 8'1</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>16'4 x 15'3</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Other</b>	<b>10'10 x 6'9</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,378</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>1,374</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	<b>Below</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,752 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>80</b>	Basement: <b>None</b>	6				
Grand Total: <b>2,832 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
		8				

Listing Broker(s): **Sotheby's International Realty Canada****Royal LePage Sussex - Tom Hassan**

**INCREDIBLE OPPORTUNITY. ! First time ever offered for sale! Huge Historic Olde Caulfeild Estate with 3 legal Lots of Semi Waterfront with over 400 ft of frontage over looking Tidley Cove and the waterfront rock bluffs of Caulfeild Rocks! This spectacular property is perched up offering total privacy and all day sunshine and features exquisite gardens, meandering pathways and gracious natural setting rarely found. The beautifully cared for Van Norman designed residence and private Hollingsworth designed carriage house offer wonderful options for family's to enjoy today and plan for a dream estate or multiple homes in the future. The options are endless and this is a legacy property that will be cherished for generations to come. Simply Magical!**