



Presented by:
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Active
R3105687

Board: V
Townhouse

15 4957 MARINE DRIVE

West Vancouver
Olde Caulfeild
V7W 2P5

Residential Attached

\$1,799,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,799,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet):	Bathrooms: 3	Age: 52
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,998.93
Sq. Footage: 0.00	P.I.D.: 003-393-551	For Tax Year: 2024
Flood Plain:	View: No	Tax Inc. Utilities?:
Complex / Subdiv: Caulfeild Cove	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	
	Water Supply: City/Municipal	

Style of Home: **3 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 15, PLAN VAS117, DISTRICT LOT 811, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Garden, Pool; Outdoor**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **927**
Finished Floor (Above): **841**
Finished Floor (AbvMain2): **417**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,185 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,185 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **C & C Property Group**
Maint Fee: **\$850.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	12' x 5'6	Abv Main 2	Family Room	16'8 x 10'11	1	Main	2	No
Main	Living Room	20'1 x 14'3	Abv Main 2	Flex Room	11'11 x 5'10	2	Above	3	Yes
Main	Dining Room	11'11 x 9'7			x	3	Above	4	No
Main	Kitchen	12'3 x 9'3			x	4			
Main	Eating Area	9'4 x 6'10			x	5			
Above	Primary Bedroom	17'4 x 11'4			x	6			
Above	Bedroom	13'5 x 10'11			x	7			
Above	Bedroom	13' x 9'10			x	8			

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

Caulfeild Cove, West Van's most sought-after townhome community- 2 blocks to the waterfront. Rarely available, #15 is one of the largest in complex, 2185 sq.ft. + 815 sq.ft. crawl space for storage. Bright, open-plan living on 3 levels, ideal for families, downsizers seeking space without compromise. SW facing unit enjoys one of the best locations in complex. Sun-drenched patio overlooks gardens and grassy yard, with no exposure to Marine Drive—ensuring privacy and quiet enjoyment. Versatile layout offers 3-4 bedrooms, 2.5 bathrooms, vaulted ceilings, skylights, top-floor loft ideal 4th bedroom, family room, gym, or home office. Stunning swimming pool, 2 vehicle attached carport next to front door, pets okay, guest parking. Move-in ready, Caulfeild Cove offers an exceptional lifestyle!