

Presented by:
Tom Hassan
 Royal Le Page Sussex - Tom Hassan
 Phone: 604-925-2911 Cell: 604-809-9777
 Email: tom@tomhassan.com
 Website: www.tomhassan.com

West Vancouver, Caulfeild Residential Detached
4695 PICCADILLY RD, V7W 1E3 MLS# V1100180 **Active**



List Price: \$1,699,000

Complex/Subdiv:

Frontage: 161.00 ft	Bedrooms: 5	PID: 009-062-378
Depth/Size: 125	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 13253.00	Full Baths: 2	Approx Yr Blt: 1966
Rear Yard Exp: W	Half Baths: 1	Age at List Date: 49
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,099 (2014)
Flood Plain:	Zoning: SFD	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Brick, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1
Type of Roof: Tar & Gravel, Wood		Dist to School Bus: 3
Renovations:	Reno Year: 2002	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: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP11456 LT 13 BLK 4 DL 1240 LD 36

Amenities:

Site Influences: Private Setting, Private Yard

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'9 X 15'0	Above	Bedroom	12'2 X 11'10			X
Main F.	Dining	13'9 X 11'7	Above	Bedroom	12'2 X 10'2			X
Main F.	Office	9'3 X 7'1	Above	Bedroom	10'2 X 10'0			X
Main F.	Eating Area	12'8 X 12'4	Below	Gym	15'1 X 10'6			X
Main F.	Kitchen	16'8 X 13'5	Below	Recreation Room	21'2 X 13'10			X
Main F.	Foyer	11'10 X 6'9	Below	Laundry	9'11 X 5'11			X
Above	Master Bedroom	14'5 X 14'4	Below	Storage	25'7 X 11'7			X
Above	Walk-In Closet	5'7 X 5'5			X			X
Above	Bedroom	16'8 X 11'7			X			
Above	Nook	10'11 X 10'6			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,289	Total # Rooms: 17	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,397	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 869	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 3,555	Basement Area: Full	5
		6
Unfinished Floor: 341	Suite:	7
Grand Total Floor Area: 3,896		8

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

Everything You Want in a Family Home! This picturesque 5 bedroom 3,900 square foot 3 level Tudor has wonderful street appeal and is located on one of the most desirable family streets in West Vancouver. Completely renovated over the years with new roof, new windows, new kitchen with top of the line appliances, 3 new bathrooms, furnace, sundeck, exterior paint and a new media family room. The oversized 13,253 sq.ft. lot is completely flat and private. Lots of room on the property for kids to play. Within a few minutes walk to Caulfeild Elementary, Rockridge Secondary and Caulfeild Village. This home is in perfect condition and nothing to do but move in.