



Presented by:  
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**Active** **R2334371** **4796 HIGHWAY** Residential Detached  
 Board: V West Vancouver **\$9,988,000** (LP)   
 House/Single Family Olde Caulfeild **(SP)**   
 V7W 1J5



Sold Date: Frontage (feet): **451.00** Original Price: **\$9,988,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1986**  
 Depth / Size: **Irr** Bathrooms: **3** Age: **33**  
 Lot Area (sq.ft.): **29,268.00** Full Baths: **3** Zoning: **SFD**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$16,669.70**  
 Rear Yard Exp: **Southwest** For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **002-453-037**  
 Tour:  
 View: **Yes: Semi Waterfront**  
 Complex / Subdiv:  
 Services Connected: **Community**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No** Reno. Year:  
 Renovations: **Completely** R.I. Plumbing:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Wood**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single, Open**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP967 LT 22 BLK 2 DL811 LD36, PL VAP967 LT21 DL811 LD36, PL VAP967 LT23 BLK2 DL811 LD36**

Amenities: **Guest Suite**

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

Finished Floor (Main):	<b>1,378</b>	# of Rooms:	<b>10</b>	Bath		# 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:
Unfinished Floor:	<b>80</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5						Door Height:
Grand Total:	<b>2,832 sq. ft.</b>	Basement: <b>None</b>		6						
				7						
				8						

Listing Broker(s): **Sotheby's Int'l 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!**