



Presented by:  
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**Active**  
**R2029927**  
 Board: V  
 House/Single Family

**4715 CAULFEILD PLACE**  
 West Vancouver  
 Caulfeild  
 V7W 1E5

Residential Detached  
**\$2,798,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): **105.00** Original Price: **\$2,798,000**  
 Depth / Size (ft.): Bedrooms: **6** Approx. Year Built: **1968**  
 Lot Area (sq.ft.): **13,940.00** Bathrooms: **5** Age: **48**  
 Flood Plain: Full Baths: **4** Zoning: **SFD**  
 Rear Yard Exp: **Southwest** Half Baths: **1** Gross Taxes: **\$5,800.00**  
 Approval Req?: For Tax Year: **2015**  
 If new, GST/HST inc?: Tax Inc. Utilities?:  
 P.I.D.: **006-669-611**

View: **No : SW partial water**  
 Complex / Subdiv: **Caulfeild**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **PL VAP10790,LT 23, LD 36 LD 36 DL 886/887, GROUP 1**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'3 x 7'2	Main	Bedroom	10'2 x 10'			x
Main	Living Room	21'1 x 17'3	Below	Recreation	21'5 x 17'2			x
Main	Dining Room	17'2 x 11'0	Below	Den	15'11 x 13'5			x
Main	Kitchen	17'2 x 11'3	Below	Bedroom	11'7 x 10'2			x
Main	Mud Room	10'2 x 6'0	Below	Walk-In Closet	6'4 x 4'11			x
Main	Laundry	9'11 x 6'8	Below	Bedroom	13'5 x 13'4			x
Main	Master Bedroom	16'1 x 14'1	Below	Bedroom	12'2 x 10'2			x
Main	Walk-In Closet	9'3 x 4'0	Below	Utility	9'8 x 7'7			x
Main	Walk-In Closet	8'5 x 6'2	Bsmt	Storage	8'2 x 6'5			
Main	Bedroom	11'1 x 10'	Below	Storage	8'7 x 8'1			

Finished Floor (Main):	<b>2,119</b>	# of Rooms:	<b>20</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>6</b>	<b>Yes</b>				Barn:	
Finished Floor (Below):	<b>1,725</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>Main</b>	<b>2</b>	<b>No</b>				Pool:	
Finished Floor (Total):	<b>3,844 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>3</b>	<b>Yes</b>				Garage Sz:	
Unfinished Floor:	<b>220</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5	<b>Below</b>	<b>4</b>	<b>Yes</b>				Door Height:	
Grand Total:	<b>4,064 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		6								
				7								
				8								

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

**Completely Renovated to Perfection in Prime Caulfeild. This is the 6 bdrm family home you have been looking for. Completely private, cul-de-sac, sunny and flat 13,940 sq.ft. lot w/ over 4,000 sq.ft. of living space on two floors. Current owner renovated home from studs in 2015 including 200 sq.ft. addition all w/ permits so feels like a brand new home! Stylish modern and open plan w/ stunning gourmet kitchen w/ oversized Quartz island and connecting dining area. Master Bdrm features 6 piece ensuite vaulted ceilings and 2 walk-in closets. 3 bdrms on main and 3 bdrms on lower above grade level with walk-out French doors over looking level and private grass yard- room for a pool! SW outlook with partial water views. Located w/in a few blocks from Caulfeild Elementary and Rockridge School**