

Active
R2917373
 Board: V
 House/Single Family

5703 WESTPORT WYND

West Vancouver
 Eagle Harbour
 V7W 2Y1

Residential Detached

\$2,599,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,599,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1981**
 Frontage(feet): **97.80** Bathrooms: **4** Age: **43**
 Frontage(metres): **29.81** Full Baths: **3** Zoning: **RS10**
 Depth / Size: **173 x 91 x** Half Baths: **1** Gross Taxes: **\$6,290.62**
 Lot Area (sq.ft.): **14,287.00** Rear Yard Exp: **East** For Tax Year: **2022**
 Lot Area (acres): **0.33** P.I.D.: **007-188-382** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv: **Eagle Harbour**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Wood** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
 Renovations: **Completely** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **4** R.I. Fireplaces: Reno. Year: **2014** Property Disc.: **Yes**
 Fireplace Fuel: **Electric, Natural Gas, Wood** Rain Screen: Metered **Yes** Fixtures **No :**
 Fuel/Heating: **Electric, Forced Air** R.I. Plumbing: Fixtures Rmvd: **No :**
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)** Floor Finish: **Wall/Wall/Mixed**
 Type of Roof: **Other**

Legal: **LOT 15, BLOCK B, PLAN VAP18263, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum - Built In, Wet Bar**

Finished Floor (Main):	1,726	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,318	Main	Foyer	9'5 x 7'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	22'10 x 8'4			x	Main 2
Finished Floor (Below):	308	Main	Dining Room	13' x 15'			x	Above 6
Finished Floor (Basement):	0	Main	Kitchen	16' x 15'			x	Above 4
Finished Floor (Total):	3,352 sq. ft.	Main	Eating Area	15' x 13'			x	Above 3
Unfinished Floor:	0	Main	Family Room	15'2 x 10'			x	
Grand Total:	3,352 sq. ft.	Above	Primary Bedroom	11'9 x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'3 x 8'1			x	
Suite:		Above	Bedroom	16'5 x 8'5			x	
Basement: Part		Above	Bedroom	14'7 x 11'8			x	
		Below	Laundry	8'11 x 6'			x	
		Below	Storage	6'10 x 5'7			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in PAD Rental:
 # of Kitchens: **1** # of Rooms: **12** MHR# CSA/BCE: Maint. Fee:
 ByLaw

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

Modern contemporary 4 bedroom family home on quiet cul-de-sac. Stunning renovations over the years, meticulously maintained, sunny 14,287 sq.ft. lot is one of the nicest homes on the market in Eagle Harbour. Elegant entrance, indoor atrium, spacious living, dining room w/ bar. Chef's kitchen with showpiece eating area + vaulted ceilings, wrap-around large windows overlooking gardens and forest. Separate family room connects to fenced area for kids or fido. Traditional family plan w/ bdrms up and luxurious ensuite w/ fireplace. Recent renovations: AC and EV charger. Outdoor space is like your own Stanley Park. Within minutes to Caulfeild Village, Rockridge Secondary and Eagle Harbour Schools, Park Verdun (best kids park in WV), Waterfront, Gleneagles Golf+Rec Centre. A pleasure to show!