

Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan
Phone: 604-809-9777
http://www.tomhassan.com
tomhassan@gmail.com



Active
R3146070
Board: V
Townhouse

15 4957 MARINE DRIVE
West Vancouver
Olde Caulfeild
V7W 2P5

Residential Attached
$1,599,000 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain:
View: **No :**
Complex / Subdiv: **Caulfeild Cove**
First Nation Reserve:

If new,GST/HST inc?:
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
P.I.D.: **003-393-551**

Original Price: **$1,699,000**
Approx. Year Built: **1974**
Age: **52**
Zoning: **MFD**
Gross Taxes: **$3,998.93**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
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.**

Suite:
Basement: **Crawl**
Crawl/Bsmt. Ht:
# of Levels: **3**
# of Kitchens: **1**
# of Rooms: **10**

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?:
Locker: **No**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

# of Pets:
Cats:
Dogs:

Floor	Type	Dimensions
Main	**Foyer**	**12' x 5'6**
Main	**Living Room**	**20'1 x 14'3**
Main	**Dining Room**	**11'11 x 9'7**
Main	**Kitchen**	**12'3 x 9'3**
Main	**Eating Area**	**9'4 x 6'10**
Above	**Primary Bedroom**	**17'4 x 11'4**
Above	**Bedroom**	**13'5 x 10'11**
Above	**Bedroom**	**13' x 9'10**

Floor	Type	Dimensions
Abv Main 2	**Family Room**	**16'8 x 10'11**
Abv Main 2	**Flex Room**	**11'11 x 5'10**
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**3**	**Yes**
3	**Above**	**4**	**No**
4			
5			
6			
7			
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!

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