

Presented by:

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Active
R3176449
Board: V
House/Single Family

5340 KEW ROAD
West Vancouver
Caulfeild
V7W 1M1

Residential Detached
$1,899,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,899,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1962**
Frontage(feet):	**118.00**	Bathrooms:	**3**	Age:	**64**
Frontage(metres):	**35.97**	Full Baths:	**1**	Zoning:	**SFD**
Depth / Size:	**143**	Half Baths:	**2**	Gross Taxes:	**$6,514.62**
Lot Area (sq.ft.):	**13,939.00**	Rear Yard Exp:	**Southwest**	For Tax Year:	**2026**
Lot Area (acres):	**0.32**	P.I.D.:	**009-364-161**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	**Virtual Tour URL**

View: **Yes: Partial Ocean View**
Complex/Subdiv: **Lower Caulfeild**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2000**
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric, Wood** Metered Water: **Yes**
Fuel/Heating: **Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **2 Blocks** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 6, BLOCK A/B, PLAN VAP10789, DISTRICT LOT 879, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Swimming Pool Equip.**

Finished Floor (Main):	**1,362**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,260**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,622 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,622 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **12**

Floor	Type	Dimensions
Main	**Foyer**	**5'9 x4'7**
Main	**Living Room**	**19'2 x14'4**
Main	**Dining Room**	**9'10 x9'3**
Main	**Kitchen**	**15'3 x12'4**
Main	**Primary Bedroom**	**11'2 x10'11**
Main	**Bedroom**	**10'9 x10'2**
Main	**Bedroom**	**10'2 x8'2**
Below	**Recreation Room**	**18'7 x15'1**
Below	**Bedroom**	**9'11 x9'3**
Below	**Hobby Room**	**19'2 x13'1**
Below	**Storage**	**24'9 x16'8**
Below	**Laundry**	**5'7 x9'**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Above	**2**
Below	**2**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

YOUR OWN PRIVATE RESORT IN LOWER CAULFEILD! Sunshine, ocean views and poolside living just 2 blocks from the waterfront! Nestled on a spectacular, south-facing 13,939 sq. ft. gently sloping property, this charming 2-level home offers privacy, beautiful English gardens and a fabulous 32' x 16' swimming pool. The spacious main floor features 3 bedrooms, generous living areas and updates over the years. A walk-out lower level opens to the sunny backyard and offers excellent flexibility for teenagers, extended family or a potential mortgage helper. Enjoy summer entertaining, level lawns and a peaceful, park-like setting. Just minutes to Caulfeild Village, West Vancouver Yacht Club and scenic hiking trails. A rare opportunity to enjoy the best of the West Vancouver lifestyle and family living.

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