



Presented by:
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Active
R3112850
Board: V
House/Single Family

5812 EAGLE ISLAND
West Vancouver
Eagle Harbour
V7W 1V5

Residential Detached
\$3,870,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,870,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2008
Frontage(feet): 73.00	Bathrooms: 5	Age: 18
Frontage(metres): 22.25	Full Baths: 4	Zoning: RS6
Depth / Size: 255x130x197	Half Baths: 1	Gross Taxes: \$22,671.87
Lot Area (sq.ft.): 16,551.00	Rear Yard Exp: Southeast	For Tax Year: 2024
Lot Area (acres): 0.38	P.I.D.: 007-501-544	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: Panoramic Waterfront		
Complex/Subdiv: Eagle Island		
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.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: 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 2, PLAN VAP16403, DISTRICT LOT 774, NEW WESTMINSTER LAND DISTRICT, OF LOT 6**

Amenities:
Site Influences: **Waterfront Property**
Features:

Finished Floor (Main):	2,265	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,454	Main	Foyer	12'4 x 7'	Below	Bedroom	11'2 x 14'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	27' x 20'			x	Main 2
Finished Floor (Below):	767	Main	Dining Room	23' x 12'			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	14' x 13'			x	Above 5
Finished Floor (Total):	4,486sq. ft.	Main	Eating Area	10' x 7'			x	Above 3
Unfinished Floor:	0	Main	Pantry	12' x 6'			x	Below 3
Grand Total:	4,486sq. ft.	Main	Bedroom	19' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	12' x 9'			x	
Suite:		Main	Laundry	14' x 9'			x	
Basement:Part		Above	Primary Bedroom	19' x 13'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Above	Walk-In Closet	11' x 9'			x	
# of Kitchens: 1	# of Rooms: 14	Above	Bedroom	12' x 9'			x	
		Below	Bedroom	18' x 12'			x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Welcome to your private waterfront retreat on Eagle Island, where sweeping ocean views and complete tranquility define everyday living. Beautifully reimagined residence, extensively rebuilt in 2008, offers 4,500 sq.ft. perfectly positioned to capture panoramic coastal vistas from every angle on this 16,700 sq.ft. private lot with 130 ft waterfrontage. 5 bedrooms, stunning primary suite with breathtaking 180-degree ocean views. Gourmet kitchen, top appliances, natural light anchors main living area, flowing effortlessly into elegant entertaining spaces. Designed for both relaxation and hosting, the outdoor living areas are truly exceptional—expansive patios and decks offer the perfect ocean oasis. Private wharf with transport barge and few minutes walk to your home. BC Assessment \$5.295M.