



Presented by:

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Active
R2580801
 Board: V
 House/Single Family

4733 PICCADILLY SOUTH

West Vancouver
 Olde Caulfeild
 V7W 1J8

Residential Detached

\$4,998,000 (LP)

(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$4,998,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2014**
 Depth / Size: **146** Bathrooms: **5** Age: **7**
 Lot Area (sq.ft.): **10,441.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$7,357.55**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-136-366**
 Tour:
 View: **Yes: Partial Water View**
 Complex / Subdiv: **Olde Caulfeild Piccadilly Cove**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT I BLOCK 1 DISTRICT LOT 811 PLAN 21191**

Amenities:

Site Influences: **Private Setting, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 19'4	Above	Bedroom	11' x 10'6			x
Main	Dining Room	15'4 x 18'6	Above	Bedroom	11'5 x 9'1			x
Main	Kitchen	18'6 x 12'3	Below	Media Room	13'10 x 17'3			x
Main	Eating Area	8'9 x 5'3	Below	Bedroom	16'7 x 14'9			x
Main	Pantry	10'8 x 4'8	Below	Walk-In Closet	6'4 x 3'3			x
Main	Den	14'6 x 6'2	Below	Foyer	6' x 8'			x
Main	Den	10' x 13'						x
Above	Master Bedroom	11'2 x 17'4						x
Main	Walk-In Closet	11' x 5'						x
Above	Bedroom	14'7 x 11'2						x

Finished Floor (Main):	1,702	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,362	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	936	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	400	Suite:		3	Above	5	No	Pool:
Finished Floor (Total):	4,400 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5	Below	2	No	Grg Dr Ht:
Grand Total:	4,400 sq. ft.	Basement: Part		6				
				7				
				8				

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

West Coast Contemporary newer luxury custom built by Designer/Owner in West Van's most popular enclave of semi-waterfront homes in Olde Caulfeild. Stylish 4,300 sq.ft. 5 bedroom home boasts top quality throughout on private 10,441 sq.ft. lot steps to Tiddly Cove, public wharf, Pilot House Waterfront Park. 4 bdrms up perfect for families. Stylish open plan concept on main; huge dining and living rooms w/ gourmet kitchen, Gaggenau appliances, huge island, pantry, level walk-out to private yard in back and intimate heated patio in front. Lower floor media room and guest bedroom for teenagers, 2 car garage. Your kids and friends will love this resort like location only minutes to Dundarave or Caulfeild Village. Located in sought after West Bay Elementary and Rockridge Secondary catchment.