



Presented by:  
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**Active**  
**R2401039**  
 Board: V  
 Townhouse

**5320 MEADFEILD ROAD**  
 West Vancouver  
 Upper Caulfeild  
 V7W 3E5

Residential Attached  
**\$2,598,000** (LP)  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.): **111.93 IRR**  
 Lot Area (sq.ft.): **3,505.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View: **Yes: beautiful water & island views**  
 Complex / Subdiv: **Sahalee**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Frontage (feet): **75.26**  
 Frontage (metres): **22.94**  
 Bedrooms: **2**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Maint. Fee:

Original Price: **\$2,598,000**  
 Approx. Year Built: **1988**  
 Age: **31**  
 Zoning: **RS10**  
 Gross Taxes: **\$6,400.19**  
 For Tax Year: **2019**  
 Tax Inc. Utilities?:  
 P.I.D.: **010-764-852**  
 Tour: **Virtual Tour URL**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **2**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Locker:  
 Dist. to Public Transit: **Near**  
 Units in Development:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Dist. to School Bus: **Near**  
 Total Units in Strata:

Maint Fee Inc:  
 Legal: **LOT 81, PLAN VAP21689, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP19329**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 14'7	Below	Flex Room	18'2 x 10'8			x
Main	Dining Room	17'11 x 10'7	Below	Storage	16'9 x 10'10			x
Main	Kitchen	19'2 x 8'2			x			x
Main	Den	14'4 x 11'1			x			x
Main	Foyer	15'2 x 6'7			x			x
Main	Storage	11'2 x 3'10			x			x
Main	Laundry	7'10 x 5'5			x			x
Above	Master Bedroom	16'9 x 15'6			x			x
Above	Bedroom	13'4 x 12'9			x			x
Below	Recreation	22'1 x 13'9			x			x

Finished Floor (Main):	<b>1,273</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>872</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,326</b>	Restricted Age:			2	Above	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,471 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws:			5				Grg Dr Ht:
Grand Total:	<b>3,471 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

**Stunning views are enjoyed from this incredible Sahalee home that has been completely renovated with only the best of quality materials. Enjoy 3,471 sq. ft. of living space with a spacious open floor plan, gorgeous hardwood floors and a huge bonus lower level rarely found. Offering 2 bedrooms, 3 bathrooms and a large quiet deck facing the massive unobstructed views. Truly a special home in the best location in the sub division.**