



Presented by:  
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**Active**  
**R2215485**  
Board: V  
House/Single Family

**5315 SEASIDE PLACE**

West Vancouver  
Caulfield  
V7W 3E2

Residential Detached

**\$7,500,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>67.86</b>	Original Price: <b>\$7,500,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1992</b>
Depth / Size: <b>132/126/IRR</b>	Bathrooms:	<b>6</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>13,390.00</b>	Full Baths:	<b>5</b>	Zoning: <b>RS3</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$22,028.44</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>007-043-546</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: OCEAN/WATER**  
Complex / Subdiv: **Seaside Estates**  
Services Connected: **Electricity, Natural Gas, Water**

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

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **4** Parking Access:  
Parking: **Garage; Single, Garage; Triple**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **PL VAS1857 LT 9 DL 879 LD 36 GROUP 1, DL 5762, 6136, 6137 & 6138 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**

Amenities: **Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Private Setting, Waterfront Property**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28'6 x 15'2	Below	Bedroom	22'3 x 11'6			x
Main	Dining Room	16'3 x 11'7	Below	Bedroom	12'8 x 11'6			x
Main	Kitchen	16'5 x 11'6	Below	Recreation	26'3 x 15'2			x
Main	Eating Area	9'4 x 5'7	Below	Media Room	22'7 x 22'5			x
Main	Office	6'11 x 5'8	Below	Den	11'6 x 10'4			x
Main	Master Bedroom	19'8 x 13'11			x			x
Main	Walk-In Closet	19'8 x 13'11			x			x
Above	Foyer	18'4 x 11'10			x			x
Above	Bedroom	13'8 x 12'7			x			
Above	Sauna	7'7 x 5'11			x			

Finished Floor (Main):	<b>2,371</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>884</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>2,368</b>	# of Levels: <b>3</b>	2	Main	<b>6</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>5,623 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	<b>4</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	Below	<b>4</b>	<b>No</b>	Door Height:
		Basement: <b>None</b>	6	Below	<b>5</b>	<b>No</b>	
			7				
			8				

Listing Broker(s): **Oakwyn Realty Ltd.**

**Enjoy West Vancouver's most sought after OCEAN VIEW- from EVERY room in the house. Exclusive, gated community - Seaside Estates founded by Arthur Griffiths in the heart of Caulfield. This executive home overlooks unobstructed ocean and city views, you can NOT get closer to the water! More than 168 feet of natural shoreline is accessible right from your door and just a short walk to Kew Beach Park. Boasting a sprawling 5623 square feet, this home has excellent potential. Garage parking for four vehicles. School Catchment: Caulfield Elementary & Rockridge Secondary.**