



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
http://www.luisayala.ca
luisayala@shaw.ca



Active
R2401039

Board: V
Townhouse

5320 MEADFEILD ROAD

West Vancouver
Upper Caulfeild
V7W 3E5

Residential Attached

\$2,598,000 (LP)
(SP)



Sold Date:	Frontage (feet): 75.26	Original Price: \$2,598,000
Meas. Type: Feet	Frontage (metres): 22.94	Approx. Year Built: 1988
Depth / Size (ft.): 111.93 IRR	Bedrooms: 2	Age: 31
Lot Area (sq.ft.): 3,505.00	Bathrooms: 3	Zoning: RS10
Flood Plain:	Full Baths: 2	Gross Taxes: \$6,400.19
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee:	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 010-764-852
Mgmt. Co's Name:		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View:	Yes: beautiful water & island views	
Complex / Subdiv:	Sahalee	
Services Connected:	Electricity, Natural Gas, Water	
Sewer Type:		

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**

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

Amenities:

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

Listing Broker(s): **Angell Hasman (E.Christiansen)**

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.