



Presented by:  
**Micky Kandola**  
 Royal LePage - Wolstencroft  
 Phone: 604-530-0231



micky@therealtorwithsoul.com

**Active**  
**R2728672**  
 Board: V  
 House/Single Family

**4770 MEADFEILD COURT**  
 West Vancouver  
 Caulfeild  
 V7W 2Y3

Residential Detached  
**\$2,290,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,290,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1984**  
 Frontage(feet): **0.00** Bathrooms: **3** Age: **38**  
 Frontage(metres): Full Baths: **2** Zoning: **RS-10**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$4,790.19**  
 Lot Area (sq.ft.): **5,297.00** Rear Yard Exp: For Tax Year: **2021**  
 Lot Area (acres): **0.12** P.I.D.: **006-967-744** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour:  
 View: **Yes: Ocean and Mountain**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 1/2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces: **0**  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No** Land Lease Expiry Year:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish:

Legal: **LOT 9, BLOCK 1, PLAN VAP19823, DISTRICT LOT 890, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
 Features:

Finished Floor (Main):	1,110	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	719	Main	Living Room	20'0 x13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'0 x8'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'6 x11'11			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	15'6 x14'6			x	Above 3
Finished Floor (Total):	1,829sq. ft.	Main	Laundry	8'9 x8'7			x	
Unfinished Floor:	0	Above	Master Bedroom	14'11 x13'3			x	
Grand Total:	1,829sq. ft.	Above	Bedroom	10'7 x10'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order Sale, Southeast facing ocean view property, 3 bedrooms, 2.5 baths, family room with fireplace, gourmet kitchen, updated furnace and fireplaces, private deck. Located on a cul-de-sac. Open House cancelled again**



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**Active**  
**R2728486**  
 Board: V  
 House/Single Family

**2295 WESTHILL DRIVE**  
 West Vancouver  
 Westhill  
 V7S 2Z2

Residential Detached  
**\$3,788,888** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,088,888**  
 Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1988**  
 Frontage(feet): **0.00** Bathrooms: **8** Age: **34**  
 Frontage(metres): **0.00** Full Baths: **7** Zoning: **RS3**  
 Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$12,061.07**  
 Lot Area (sq.ft.): **18,547.00** Rear Yard Exp: **South** For Tax Year: **2021**  
 Lot Area (acres): **0.43** P.I.D.: **006-728-375** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: Panoramic Ocean and City View**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood, Other**  
 Exterior: **Other, Stucco, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Other, Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Carport & Garage, Garage; Double**  
 Driveway Finish: **Concrete**  
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed**

Legal: **LOT A, PLAN VAP18096, DISTRICT LOT 1091, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator**

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Other - See Remarks**

Finished Floor (Main):	2,476	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,476	Main	Living Room	19' x 18'	Below	Living Room	21' x 14'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Below	Kitchen	10' x 16'	Main 6
Finished Floor (Below):	2,008	Main	Den	10' x 12'	Below	Bedroom	10' x 14'	Above 6
Finished Floor (Basement):	0	Main	Master Bedroom	13' x 18'	Below	Bedroom	11' x 9'	Below 4
Finished Floor (Total):	6,960sq. ft.	Main	Bedroom	11' x 12'	Below	Bedroom	10' x 10'	Main 3
Unfinished Floor:	0	Main	Dining Room	14' x 16'			x	Above 3
Grand Total:	6,960sq. ft.	Above	Living Room	19' x 14'			x	Below 3
		Above	Kitchen	11' x 12'			x	Main 2
		Above	Bedroom	11' x 13'			x	Above 3
		Above	Master Bedroom	13' x 18'			x	
		Above	Bedroom	11' x 9'			x	
		Above	Eating Area	12' x 11'			x	
		Above	Foyer	15' x 15'			x	
Suite: <b>Legal Suite</b>		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: <b>Full, Fully Finished, Separate Entry</b>		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	ByLaw Restrictions:						
# of Kitchens:	# of Rooms: <b>18</b>							

Listing Broker(s): **Sutton Group-West Coast Realty**

**Amazing PANORAMIC City and Ocean views from this large 8 BED & 8 BATH family home in the prestigious Westhill neighbourhood! Drive through your gated entrance and into a large 18,547 square foot lot with a double garage and lots of extra parking space. Enjoy the luxuries of having 3 KITCHENS (one on each floor), 3 laundry rooms, and an ELEVATOR in your home. This home has two large master bedrooms with spacious ensuites and fantastic views to wake up to. Each level of this home can be lived in separately, perfect for large families! Large level backyard with gazebo perfect for entertaining and the children to play. Central location to Park Royal Mall, Ambleside Beach, highway, and local Ski Hills. View 118 Photos and Video at <https://tours.valleycreative.ca/2295westhilldrwestvancouver>**