



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
<http://www.mylyne.com>
info@mylyne.com



Active
R3045305
Board: V
House/Single Family

4511 CAPILANO ROAD

North Vancouver
Canyon Heights NV
V7R 4K2

Residential Detached

\$3,947,500 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,995,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2014
Frontage(feet): 85.00	Bathrooms: 5	Age: 11
Frontage(metres): 25.91	Full Baths: 4	Zoning: RS3
Depth / Size: 174	Half Baths: 1	Gross Taxes: \$13,461.00
Lot Area (sq.ft.): 16,332.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.37	P.I.D.: 008-885-541	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: Community	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Other**
Fuel/Heating: **Electric, Forced Air, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Aggregate**
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: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT A, BLOCK 3 & 4, PLAN VAP12483, DISTRICT LOT 595, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,494	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,865	Main	Living Room	30' x 16'	Bsmt	Recreation Room	15' x 18'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 17'15	Bsmt	Sauna	5' x 8'	Main 3
Finished Floor (Below):	0	Main	Family Room	15' x 16'	Bsmt	Utility	6'5 x 10'3	Above 4
Finished Floor (Basement):	1,799	Main	Kitchen	13'7 x 17'7			x	Above 3
Finished Floor (Total):	6,158sq. ft.	Main	Foyer	7' x 15'8			x	Bsmt 2
Unfinished Floor:	0	Main	Pantry	6' x 8'			x	Bsmt 3
Grand Total:	6,158sq. ft.	Main	Kitchen	7'5 x 19'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Primary Bedroom	14'5 x 18'1			x	
		Abv Main 2	Bedroom	12' x 14'			x	
		Abv Main 2	Bedroom	10' x 11'2			x	
		Abv Main 2	Bedroom	8'3 x 14'9			x	
Suite:		Bsmt	Walk-In Closet	10' x 15'4			x	
Basement: Full		Bsmt	Family Room	14'6 x 20'5			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RA Realty Alliance Inc.**

This exceptionally well-crafted residence sits on a beautifully landscaped 16,332 sq. ft. lot, within close proximity to Edgemont Village and Cleveland Park. Thoughtfully designed with 5 spacious bedrooms and 4 full bathrooms, it showcases refined finishes and a modern aesthetic across 6,158 sq. ft. of living space spread over three levels. The home offers a gourmet French-style kitchen with premium appliances, a secondary open-concept kitchen with a walk-in pantry, radiant heating, German-engineered porcelain flooring, and a high-quality roof. The lower level is tailored for entertaining, featuring a custom wet bar, recreation room, sauna, steam room, and additional walk-in closets. Conveniently located within walking distance to Handsworth Secondary and Canyon Heights Elementary.