

JASON SOPROVICH

EXCELLENCE IN THE LUXURY HOME MARKET



GORGEOUS REMODELED CAULFEILD RESIDENCE

4740 RUTLAND ROAD, WEST VANCOUVER



GORGEOUS REMODELED CAULFEILD RESIDENCE

Situated in the heart of Caulfeild on a gorgeous sunfilled 1/3 acre property offering a spectacular child-friendly backyard, total privacy and pleasant ocean views, is this beautifully maintained family residence featuring 2,700 sq.ft. of living on 2 sprawling levels.

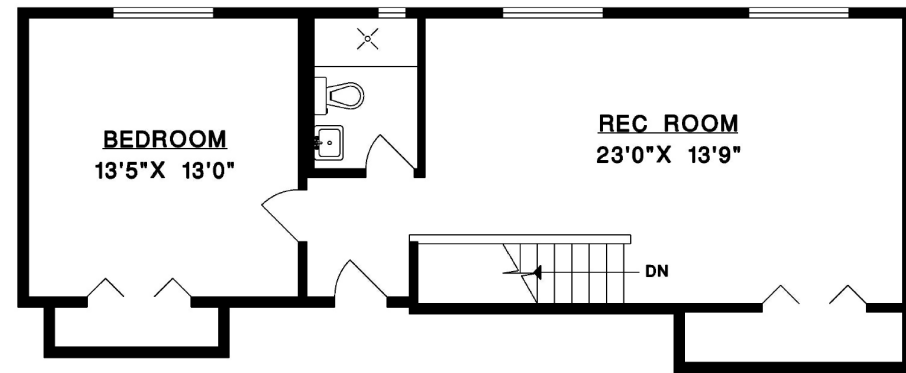
Extensively remodeled, the home feels like NEW and offers a bright open floorplan consisting of spacious formal and informal entertainment areas – all opening out to the sundrenched backyard, fabulous outdoor patio and BBQ centre. The home offers 3 spacious bedrooms including a fantastic master and spa-like ensuite. Finished with fine quality and detail, the main floor offers a newer custom kitchen with top appliances, breakfast bar, spacious eating area and adjoining family room, miles of built-in cabinetry and millwork, large picture windows, elegant foyer, rich hardwood flooring and fantastic living and dining areas with traditional fireplace.

Additionally, the home features outdoor storage sheds, newer roof, new hot water tank, freshly manicured gardens and is seconds to Caulfeild Village and schools. A stunning family home in one of West Vancouver's most sought-after neighbourhoods!

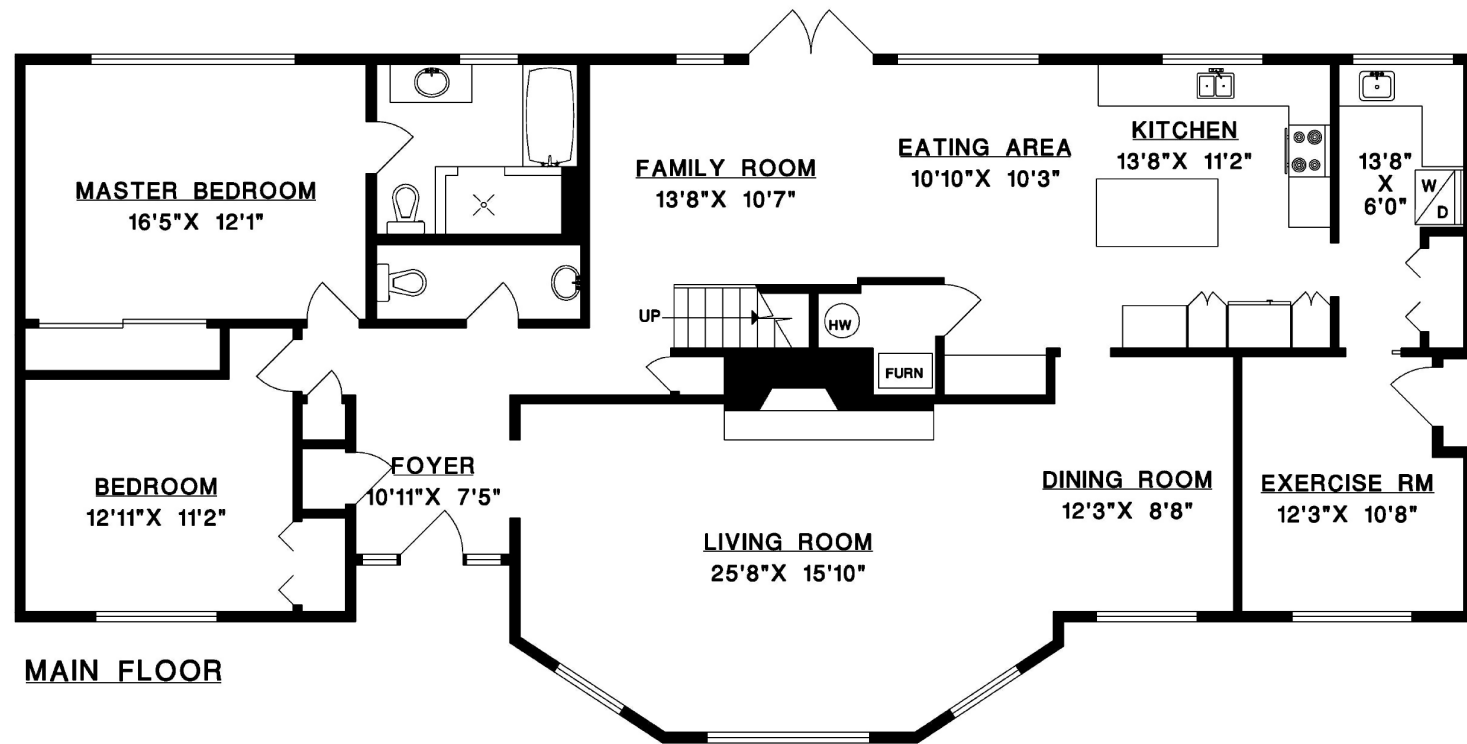


4740 RUTLAND ROAD
WEST VANCOUVER

MAIN FLOOR 2,015 SQ.FT.
UPPER FLOOR 685 SQ.FT.
TOTAL 2,700 SQ.FT.



UPPER FLOOR



MAIN FLOOR

ALL MEASUREMENTS ARE APPROXIMATE AND NOT GUARANTEED. MEASUREMENTS SHOULD BE VERIFIED BY BUYER PRIOR TO PURCHASE IF DEEMED IMPORTANT.





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