



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4379 Ross Crescent Offered at \$4,490,000

This gorgeous one owner home is situated on a completely level 8,277 sq. ft. property on one of West Vancouver's most prestigious streets. Designed by Formwerks Architectural and custom build by Somerset Homes for the current owner, this home offers 4 bedrooms, 3,898 sq. ft. of living space and 10 foot high ceilings on the main floor. Enjoy spacious rooms that open to a massive parklike front lawn. This is the quintessential family home in an incredible neighbourhood. Just steps from Stearman Beach waterfront access, Cypress Park Primary School, Caulfeild Elementary and Rockridge High School.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active **4379 ROSS CRESCENT** Residential Detached
R2560588 West Vancouver **\$4,490,000** (LP)
 Board: V Cypress **(SP)** **M**
 House/Single Family V7W 1B3



Sold Date: Frontage (feet): **108.45** Original Price: **\$4,490,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2004**
 Depth / Size: **117.26 IRR** Bathrooms: **3** Age: **17**
 Lot Area (sq.ft.): **8,277.00** Full Baths: **2** Zoning: **RS4**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,626.92**
 Rear Yard Exp: **Northeast** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **011-371-790**
 Tour:

View: **Yes: peek a boo water views**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Style of Home: 3 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Water Supply: City/Municipal		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 2, BLOCK 4, PLAN VAP4725, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD, CHANGE PID + LEGAL DESCRIPTION AS PER DIANA OF DISTRICT OF W VANCOUVER**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 13'11	Above	Bedroom	14'8 x 10'11			x
Main	Dining Room	13'0 x 12'7	Above	Bedroom	10'2 x 9'11			x
Main	Kitchen	17'7 x 9'5	Below	Recreation	22'10 x 17'0			x
Main	Eating Area	13'11 x 7'4	Below	Gym	17'3 x 14'5			x
Main	Family Room	17'8 x 15'0	Below	Storage	5'2 x 4'10			x
Main	Laundry	12'7 x 9'4						x
Main	Foyer	16'5 x 17'6						x
Above	Master Bedroom	17'10 x 13'2						x
Above	Walk-In Closet	13'0 x 7'4						x
Above	Bedroom	17'11 x 10'3						x

Finished Floor (Main):	1,439	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,365	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	1,094	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	4	No	Pool:
Finished Floor (Total):	3,898 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	3,898 sq. ft.	Basement:	None	6				
				7				
				8				

Listing Broker(s): **Angell, Hasman & Associates (Eric)** **Angell, Hasman & Associates Realty Ltd.**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

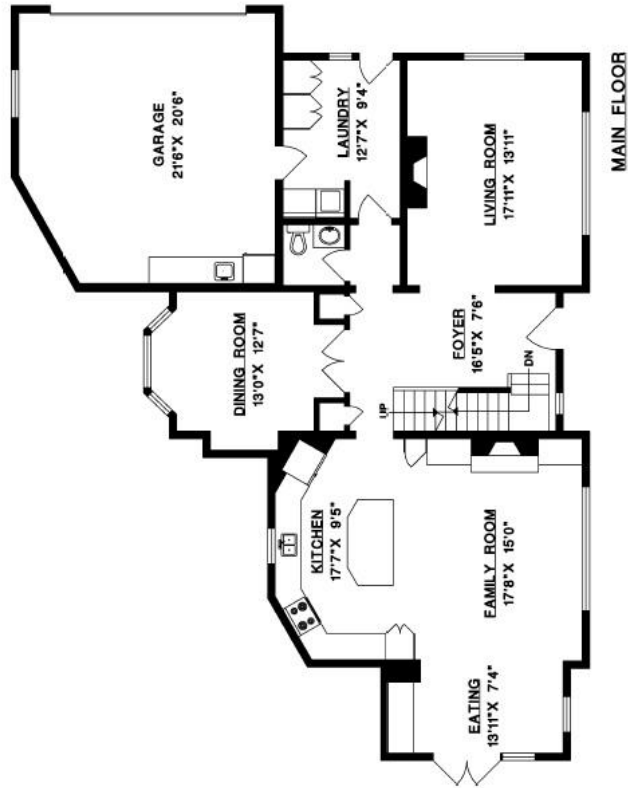
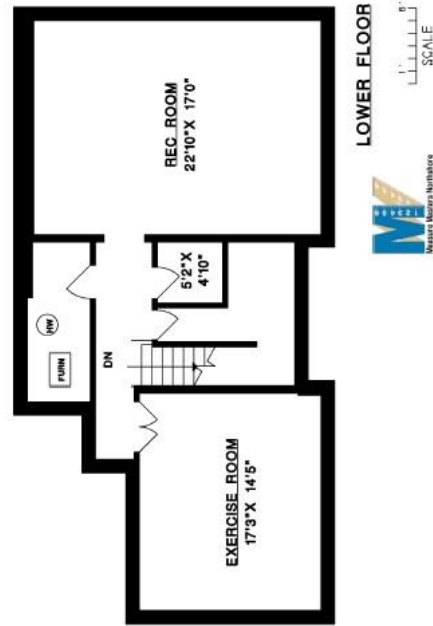
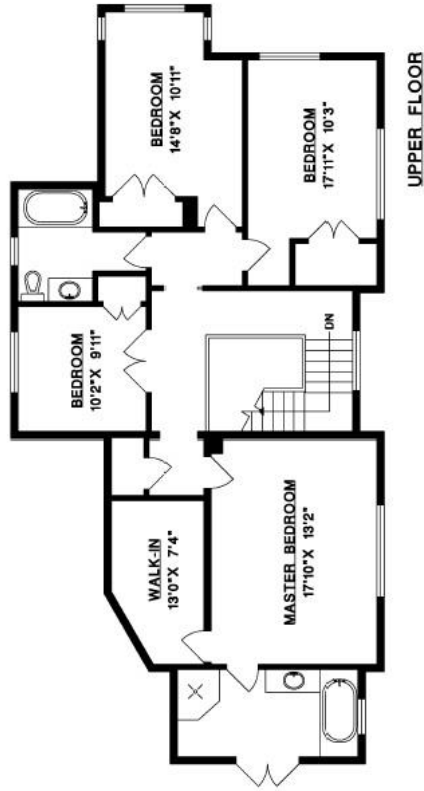


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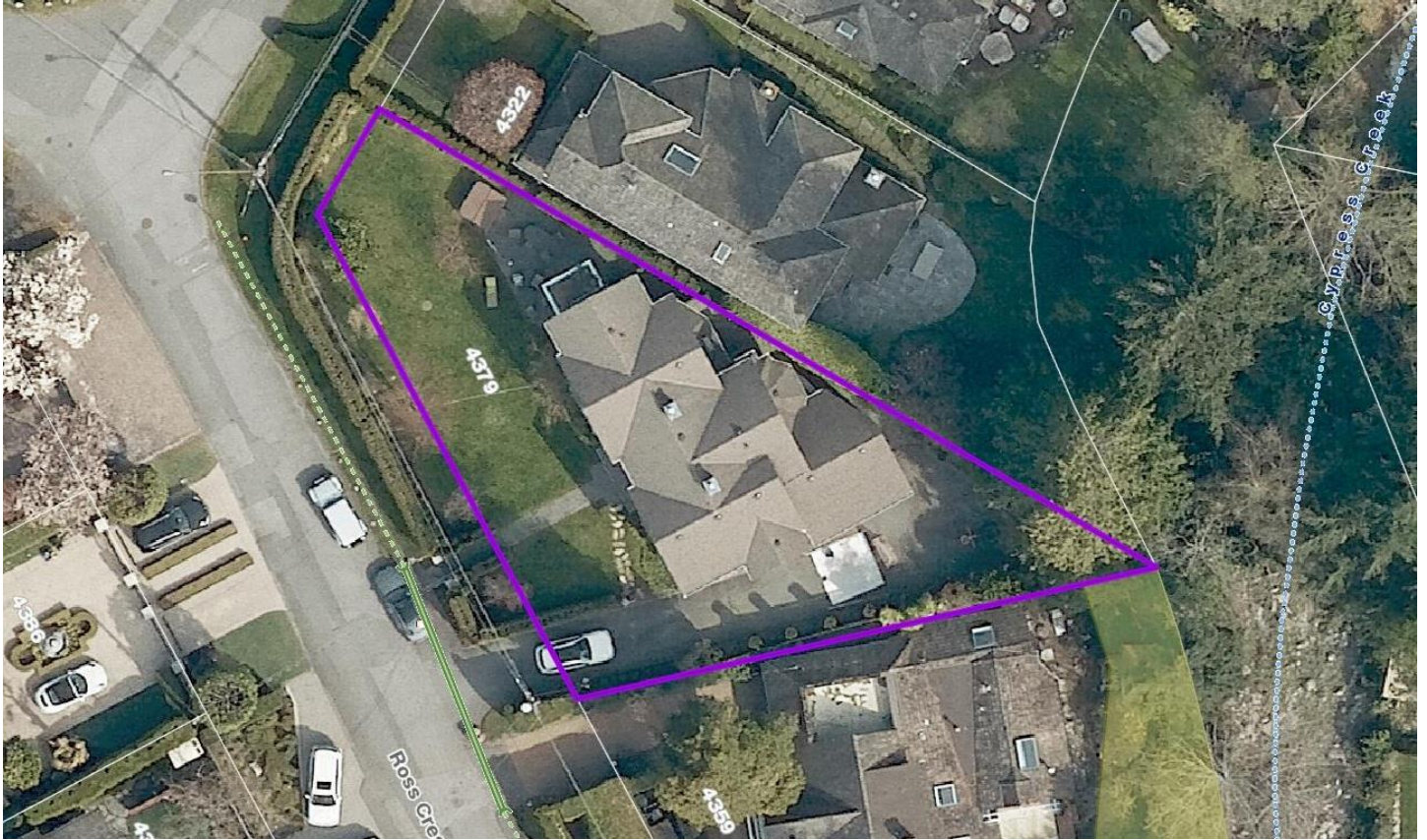
MAIN FLOOR 1,439 SQ.FT.
UPPER FLOOR 1,365 SQ.FT.
LOWER FLOOR 1,094 SQ.FT.
TOTAL 3,898 SQ.FT.
GARAGE 453 SQ.FT.





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