



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4242 Rockridge Crescent Offered at \$2,998,000



Spectacular city and water views are enjoyed from this 3,843 sq. ft. Rockridge home. Situated on a private 14,811 sq. ft. property offering 4 bedrooms, 4 bathrooms and spacious rooms for entertaining. The kitchen opens to a large south side deck and level back yard. Just minutes to Rockridge High School and Caulfeild Elementary. Don't miss this opportunity to live in this prestigious neighbourhood.



Active **4242 ROCKRIDGE CRESCENT** Residential Detached
R2021696 West Vancouver **\$2,998,000 (LP)**
 Board: V Rockridge **(SP) M**
 House/Single Family V7W 1B1



Sold Date: Frontage (feet): **121.95** Original Price: **\$2,998,000**
 Depth / Size (ft.): **146.20 IRR** Bedrooms: **4** Approx. Year Built: **1968**
 Lot Area (sq.ft.): **14,811.00** Bathrooms: **4** Age: **47**
 Flood Plain: Full Baths: **3** Zoning: **RS3**
 Rear Yard Exp: **Southeast** Half Baths: **1** Gross Taxes: **\$8,163.92**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?:
 P.I.D.: **008-821-291**

View: **Yes: spectacular city & water views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Seller's Interest: Registered Owner	
Renovations:	R.I. Plumbing:	Property Disc.: Yes	
# of Fireplaces: 3	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Gas - Natural	Fixtures Leased: No		
Water Supply: City/Municipal	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Hardwood, Wall/Wall/Mixed		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Wood			

Legal: **PL VAP12792 LT 17 BLK 5 DL 583 LD 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'3 x 15'2	Main	Laundry	8'10 x 7'11			x
Main	Dining Room	13'8 x 12'1	Below	Recreation	21'0 x 15'4			x
Main	Kitchen	23'1 x 12'1	Below	Bedroom	16'0 x 10'10			x
Main	Family Room	16'2 x 15'0			x			x
Main	Foyer	19'5 x 15'6			x			x
Main	Master Bedroom	16'2 x 13'8			x			x
Main	Walk-In Closet	6'8 x 5'4			x			x
Main	Bedroom	15'1 x 10'6			x			x
Main	Den	13'4 x 9'7			x			
Main	Bedroom	12'10 x 11'7			x			

Finished Floor (Main): 2,919	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 924	# of Levels: 2	2	Main	6	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total): 3,843 sq. ft.	Crawl/Bsmt. Height:	4	Below	5	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 3,843 sq. ft.	Basement: None	6				
	Beds not in Basement: 4	7				
		8				

Listing Broker(s): **Angell Hasman (E.Christiansen)** **Engel & Volkers Vancouver**



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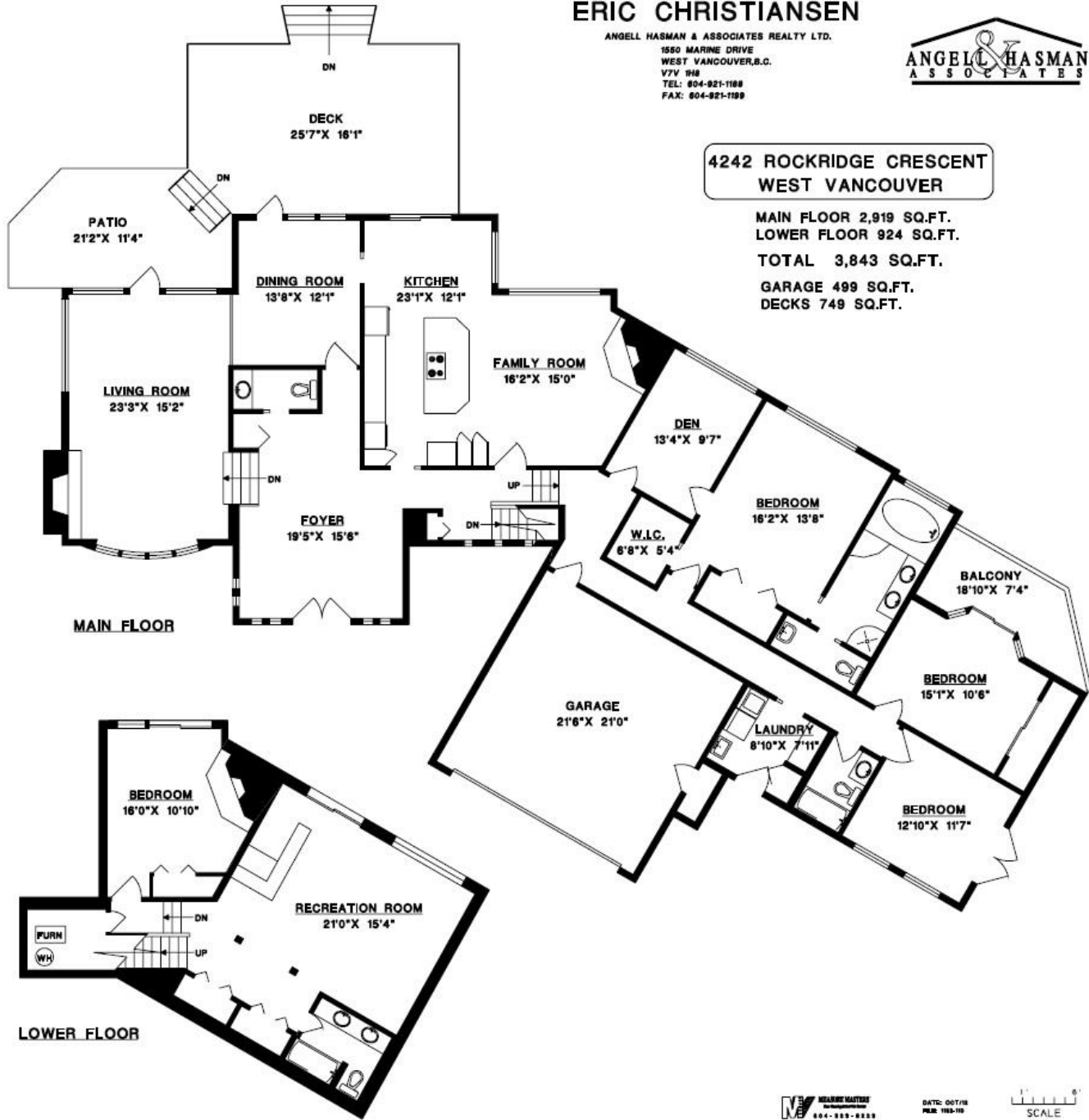
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**4242 ROCKRIDGE CRESCENT
WEST VANCOUVER**

MAIN FLOOR 2,919 SQ.FT.
LOWER FLOOR 924 SQ.FT.
TOTAL 3,843 SQ.FT.
GARAGE 499 SQ.FT.
DECKS 749 SQ.FT.



DATE: 06/18
PLAN: 1163-18

