



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4023 Ripple Road Offered at \$3,498,000



From the moment you enter this gorgeous home you will appreciate the quality and thought that went into the design and detail. The Westerly view is spectacular and the sunsets are breathtaking. The home exudes a feeling of comfort from every room with gorgeous hardwood and slate floors and reclaimed old growth beams. The master suite is deluxe with a private deck and fireplace. Situated on a private 12,197 sq. ft. Property with a total of 4 bedrooms, gourmet kitchen and 5 fireplaces.

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Active
R2047937

Board: V
House/Single Family

4023 RIPPLE ROAD

West Vancouver
Bayridge
V7V 3K8

Residential Detached

\$3,498,000 (LP)

(SP) **M**



Sold Date:	Frontage (feet):	85.51	Original Price: \$3,498,000
Depth / Size (ft.): 150.40 IRR	Bedrooms:	4	Approx. Year Built: 2003
Lot Area (sq.ft.): 12,197.00	Bathrooms:	4	Age: 13
Flood Plain:	Full Baths:	3	Zoning: RS3
Rear Yard Exp: Northeast	Half Baths:	1	Gross Taxes: \$6,388.45
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: 009-638-148
			Tour:

View: **Yes: Spectacular ocean views**

Complex / Subdiv:

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

Style of Home: 3 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	Seller's Interest: Registered Owner	
Rain Screen:	Property Disc.: Yes	PAD Rental:	
Renovations: Completely	Reno. Year: 2003	Fixtures Leased: No	
# of Fireplaces: 5	R.I. Plumbing:	Fixtures Rmvd: :	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Floor Finish: Hardwood	
Water Supply: City/Municipal			
Fuel/Heating: Natural Gas, Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **PL VAP9497 LT 7 BLK 11 DL 559 LD 36**

Amenities: **Swirlpool/Hot Tub**

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

Features: **Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 14'1	Above	Office	11'0 x 10'8			x
Main	Dining Room	14'10 x 13'8	Below	Recreation	20'3 x 12'9			x
Main	Kitchen	14'4 x 12'6	Below	Foyer	12'8 x 6'4			x
Main	Eating Area	16'2 x 8'1	Below	Storage	15'7 x 14'7			x
Main	Bedroom	14'0 x 11'9			x			x
Main	Bedroom	12'5 x 10'7			x			x
Main	Bedroom	12'8 x 11'5			x			x
Main	Laundry	8'4 x 6'11			x			x
Above	Master Bedroom	17'5 x 17'5			x			
Above	Walk-In Closet	8'6 x 7'11			x			

Finished Floor (Main): 1,924	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 877	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below): 691	# of Levels: 3	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	7	Yes	Pool:
Finished Floor (Total): 3,492 sq. ft.	Crawl/Bsmt. Height:	4	Below	2	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 3,492 sq. ft.	Basement: None	6				
	Bed not in Basement: 4	7				
		8				

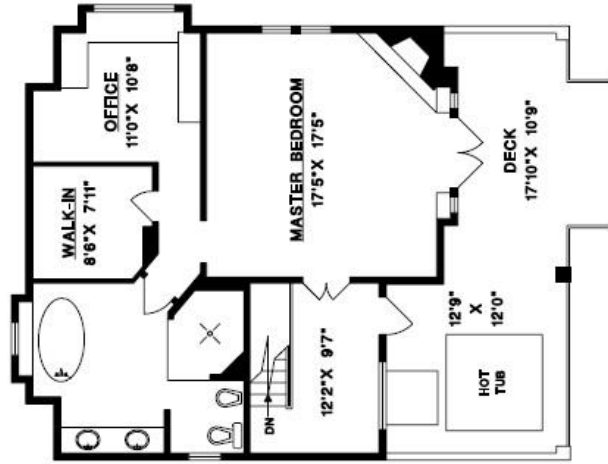
Listing Broker(s): **Angell Hasman (E.Christiansen)**



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UPPER FLOOR

ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOCIATES REALTY LTD.
 1555 MARINE DRIVE
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 V7V 1H9
 TEL: 604-312-9999
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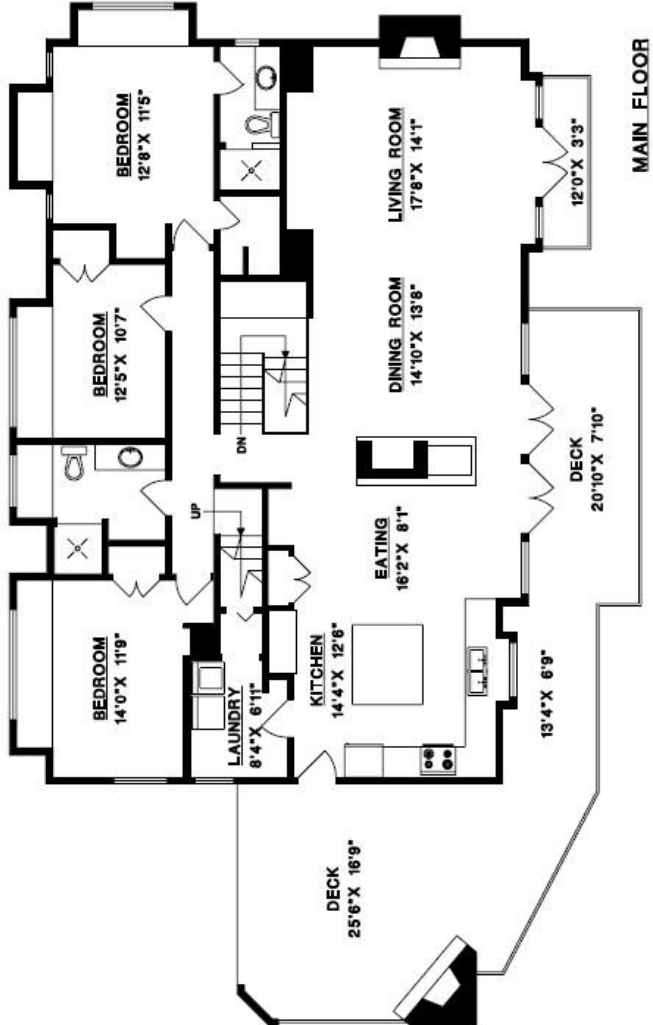
ANGELL HASMAN
REALTOR

**4023 RIPPLE ROAD
 WEST VANCOUVER**

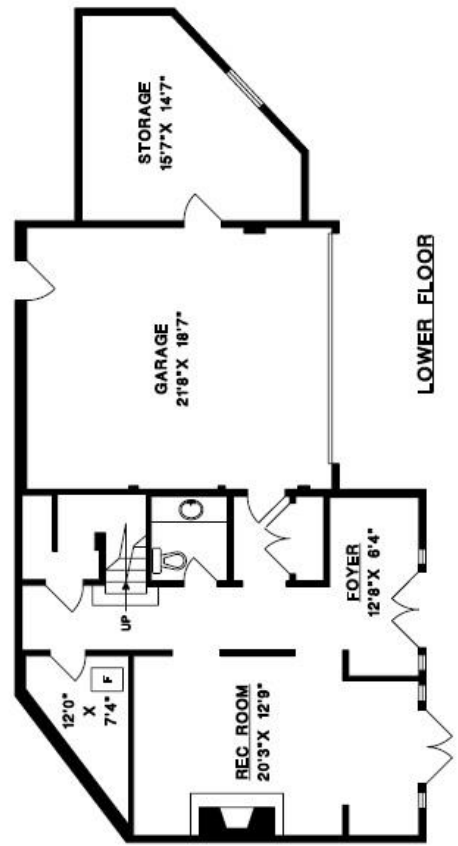
MAIN FLOOR 1,924 SQ.FT.
 UPPER FLOOR 877 SQ.FT.
 LOWER FLOOR 691 SQ.FT.
TOTAL 3,492 SQ.FT.
 GARAGE 431 SQ.FT.
 STORAGE 211 SQ.FT.
 DECKS 1,001 SQ.FT.



DATE: MAY 18 2007
 PFB: 100007



MAIN FLOOR



LOWER FLOOR