

4180B Rose Crescent Offered at \$4,199,000

Panoramic ocean and city views are enjoyed from this absolutely beautiful custom-built 3 bed, 2 level home with a feature entry skylight, and floor to ceiling windows showcasing breathtaking unobstructed ocean & city views from the moment you enter! Walk out to the large south west facing sun drenched patio for entertaining & taking in the view. Features include custom American Cherry floors, three fireplaces, an open plan kitchen with Caesar stone counters, new cabinetry and new stainless appliances. The lower level offers a large primary bedroom with huge en-suite, 2 additional bedrooms, walk out deck, entertainment room, and bar. A private cul-de-sac setting with ample parking and just steps to Sandy Cove beach in the sought after Cypress Park/West Bay school catchments.



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Active
R2864592
 Board: V
 House/Single Family

4180B ROSE CRESCENT

West Vancouver
 Sandy Cove
 V7V 2N8

Residential Detached

\$4,199,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$4,199,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1992**
 Frontage(feet): **80.66** Bathrooms: **3** Age: **32**
 Frontage(metres): **24.59** Full Baths: **2** Zoning: **RS4**
 Depth / Size: **119.35** Half Baths: **1** Gross Taxes: **\$10,307.40**
 Lot Area (sq.ft.): **12,120.00** Rear Yard Exp: **Southwest** For Tax Year: **2023**
 Lot Area (acres): **0.28** P.I.D.: **003-998-142** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Panoramic Ocean Views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year: **2022**
 Rain Screen:
 Metered Water: **Yes**
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**
 Driveway Finish: **Paving Stone**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT D BLOCK 7 DISTRICT LOTS 559 AND 582 PLAN 20828**Amenities: **Air Cond./Central, In Suite Laundry, Storage, Swirlpool/Hot Tub**Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Pantry, Range Top, Smoke Alarm, Vaulted Ceiling**

Finished Floor (Main):	1,588	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	14'3 x 5'1	Main	Patio	26'5 x 9'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'11 x 12'9			x	Main 2
Finished Floor (Below):	2,204	Main	Dining Room	20'9 x 12'1			x	Below 5
Finished Floor (Basement):	0	Main	Kitchen	17'5 x 10'6			x	Below 4
Finished Floor (Total):	3,792sq. ft.	Main	Family Room	16'2 x 15'1			x	
Unfinished Floor:	0	Below	Recreation Room	27'1 x 24'4			x	
Grand Total:	3,792sq. ft.	Below	Primary Bedroom	14'8 x 12'1			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'11 x 10'3			x	
Suite: None		Below	Bedroom	12'8 x 12'2			x	
Basement: None		Below	Laundry	11'4 x 9'5			x	
		Below	Storage	15'5 x 5'9			x	
		Below	Walk-In Closet	11'8 x 5'1			x	
		Main	Patio	21'11 x 13'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 14	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Full video tour at www.ericchristiansen.com

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



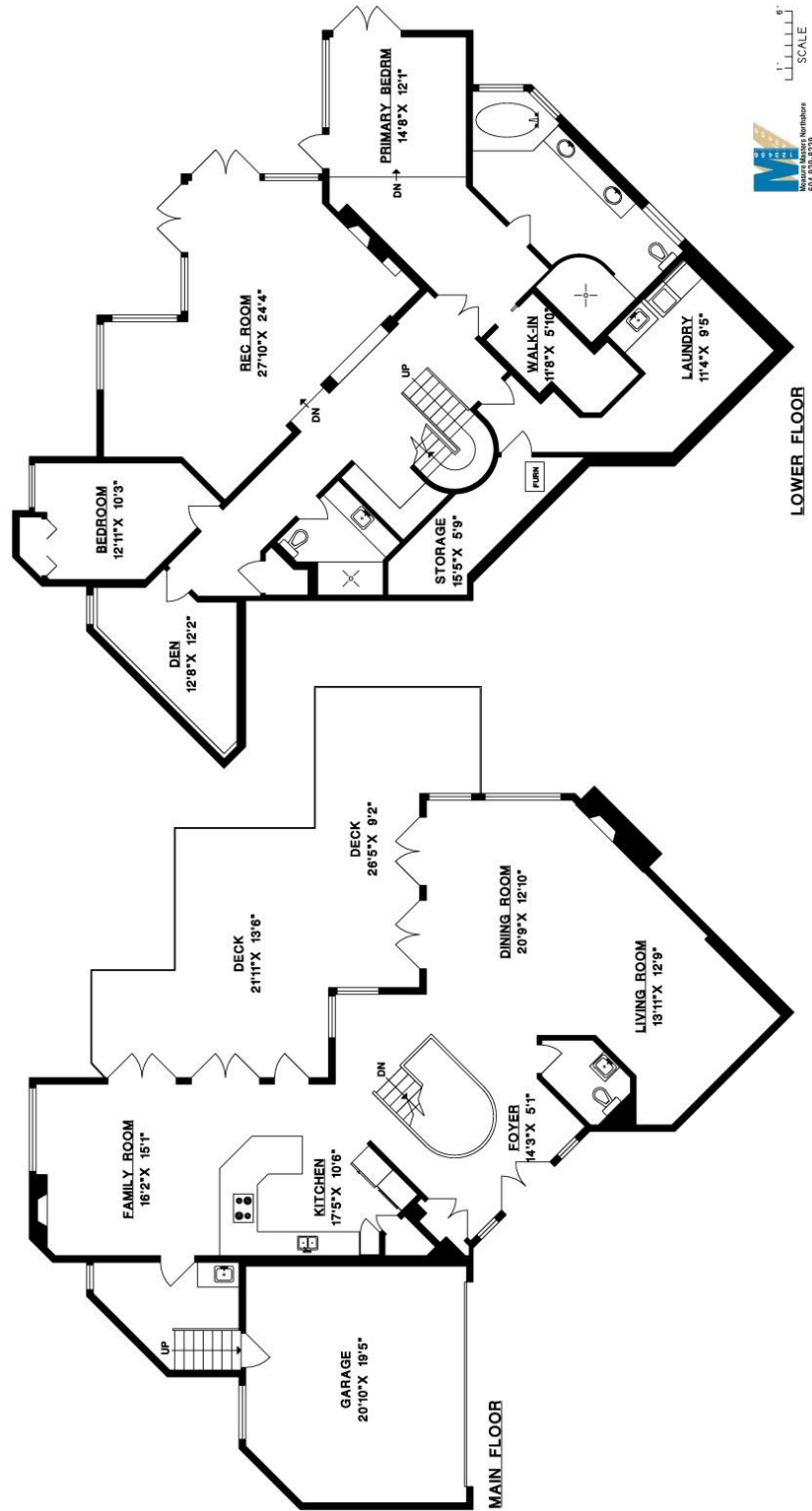
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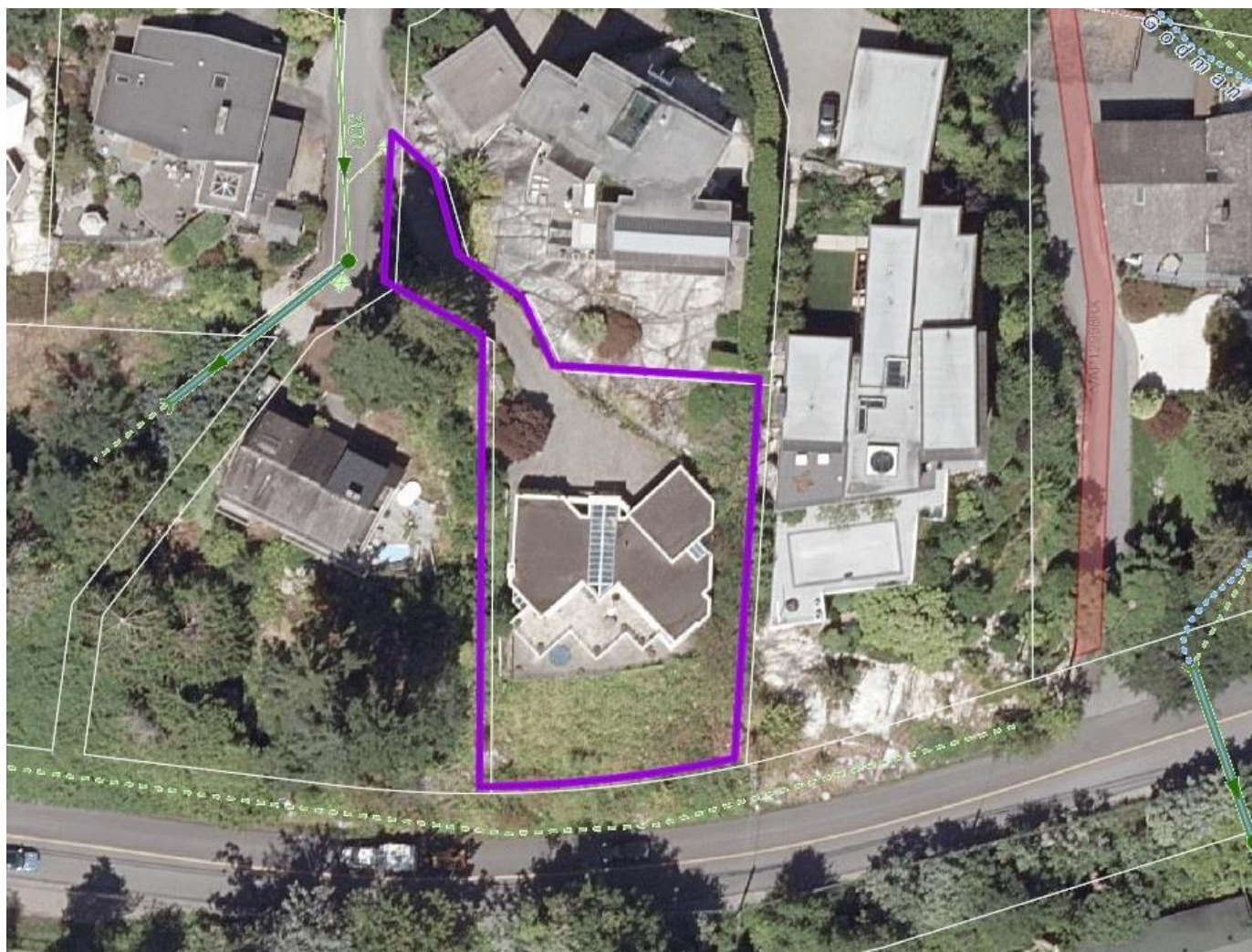
MAIN FLOOR 1,588 SQ.FT.
 LOWER FLOOR 2,204 SQ.FT.
TOTAL 3,792 SQ.FT.
 GARAGE 421 SQ.FT.
 DECK 647 SQ.FT.



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