



3797 Bayridge Avenue Offered at \$3,999,999


Beautiful views are enjoyed from this gorgeous one owner, David Christopher designed home. Offering 4 to 6 bedrooms, 5 bathrooms, 4,986 sq. ft. of living space on 3 levels, and a sun drenched south facing pool and hot tub. Features include a stunning vaulted ceiling living/dining room with double sided wood burning fireplace, gorgeous master suite also with double sided gas fireplace, and an entertainment bar with feature fish tank. Situated on a 15,242 sq. ft. property just steps from McKechnie Park.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		3797 BAYRIDGE AVENUE		Residential Detached	
R2881969		West Vancouver		\$3,999,999 (LP) 	
Board: V		Bayridge		(SP) 	
House/Single Family		V7V 3J3			



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,999,999**

Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2001**

Frontage(feet): **137.29** Bathrooms: **5** Age: **23**

Frontage(metres): **41.85** Full Baths: **4** Zoning: **RS3**

Depth / Size: **138.42 IRR** Half Baths: **1** Gross Taxes: **\$14,410.06**

Lot Area (sq.ft.): **15,242.00** Rear Yard Exp: **North** For Tax Year: **2023**

Lot Area (acres): **0.35** P.I.D.: **003-999-190** Tax Inc. Utilities?: _____

Flood Plain: _____ Tour: **Virtual Tour URL**

View: **Yes: beautiful water & Kitsilano**

Complex/Subdiv: _____

First Nation Reserve: _____

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

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 3 Storey		Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood		Parking: Garage; Double		
Exterior: Wood		Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Dist. to School Bus: Near
Renovations: _____		Title to Land: Freehold NonStrata		Land Lease Expiry Year: _____
# of Fireplaces: 3 R.I. Fireplaces: _____		Property Disc.: Yes		
Fireplace Fuel: Natural Gas, Wood		Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas		Fixtures Rmvd: _____		
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood, Wall/Wall/Mixed		
Type of Roof: Asphalt				

Legal: **LOT D, BLOCK 31, PLAN VAP20373, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EPBCP5895**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,138	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,356	Main	Living Room	19'1 x 14'9	Below	Recreation Room	22'5 x 17'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'1 x 11'9	Below	Games Room	17'7 x 9'4	Main 2
Finished Floor (Below):	1,492	Main	Kitchen	15'2 x 12'2	Below	Bar Room	8'10 x 7'8	Main 4
Finished Floor (Basement):	0	Main	Nook	14'6 x 14'3	Below	Office	14'2 x 10'2	Above 6
Finished Floor (Total):	4,986 sq. ft.	Main	Family Room	11'7 x 10'10	Below	Storage	15'2 x 4'10	Above 4
Unfinished Floor:	0	Main	Bedroom	17'7 x 10'11	Below	Foyer	11'9 x 7'9	Below 3
Grand Total:	4,986 sq. ft.	Main	Mud Room	14'8 x 5'11				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	6'4 x 3'9				
Suite:		Above	Primary Bedroom	20'3 x 13'3				
Basement: None		Above	Walk-In Closet	10'8 x 8'6				
Crawl/Bsmt. Height:	# of Levels: 3	Above	Bedroom	14'2 x 10'11				
# of Kitchens: 1	# of Rooms: 19	Above	Bedroom	12'5 x 10'2				
		Above	Den	9'11 x 7'4				

Manuf Type: _____	Registered in MHR?: _____	PAD Rental: _____
MHR#: _____	CSA/BCE: _____	Maint. Fee: _____
ByLaw Restrictions: _____		

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

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



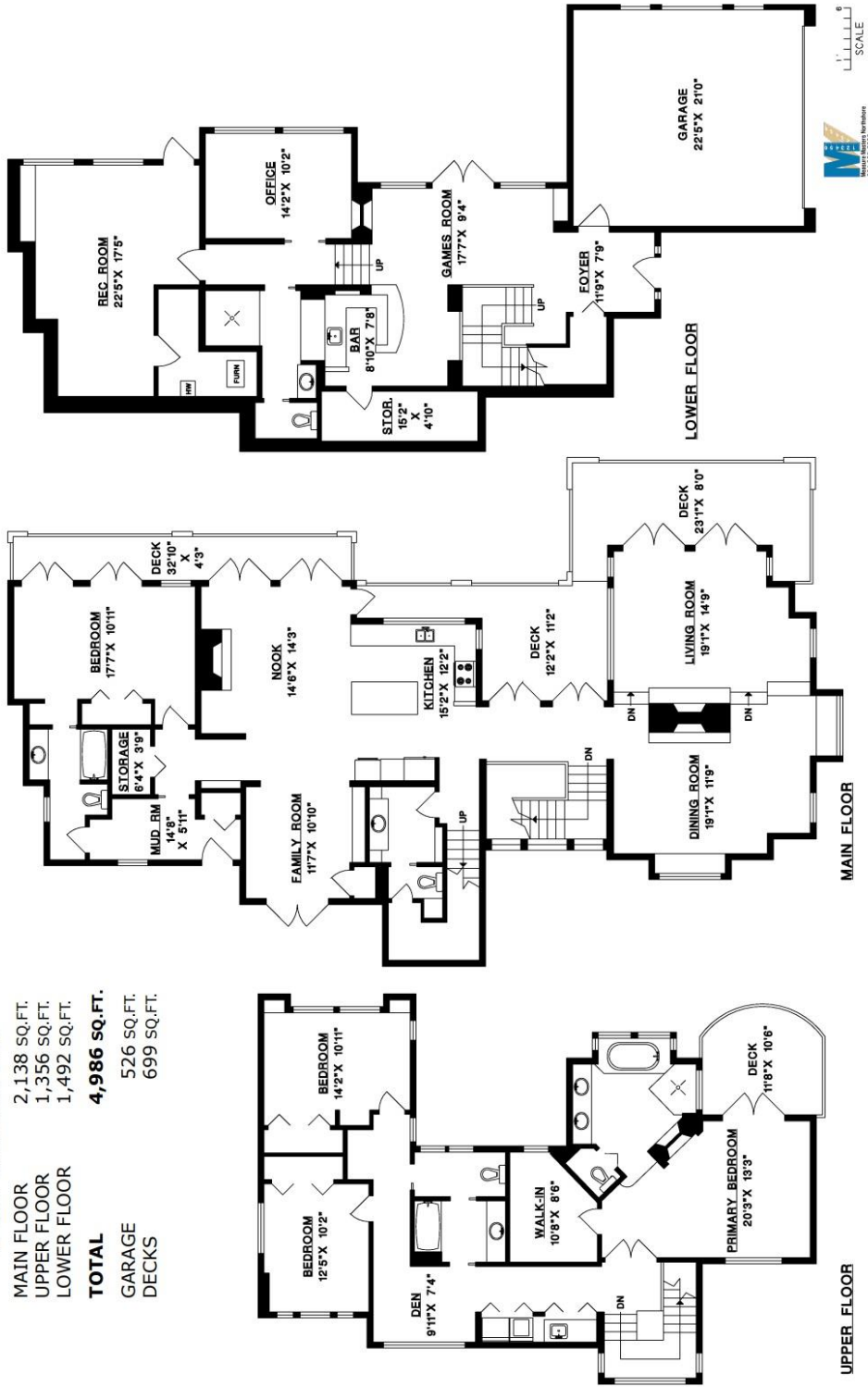
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BRG

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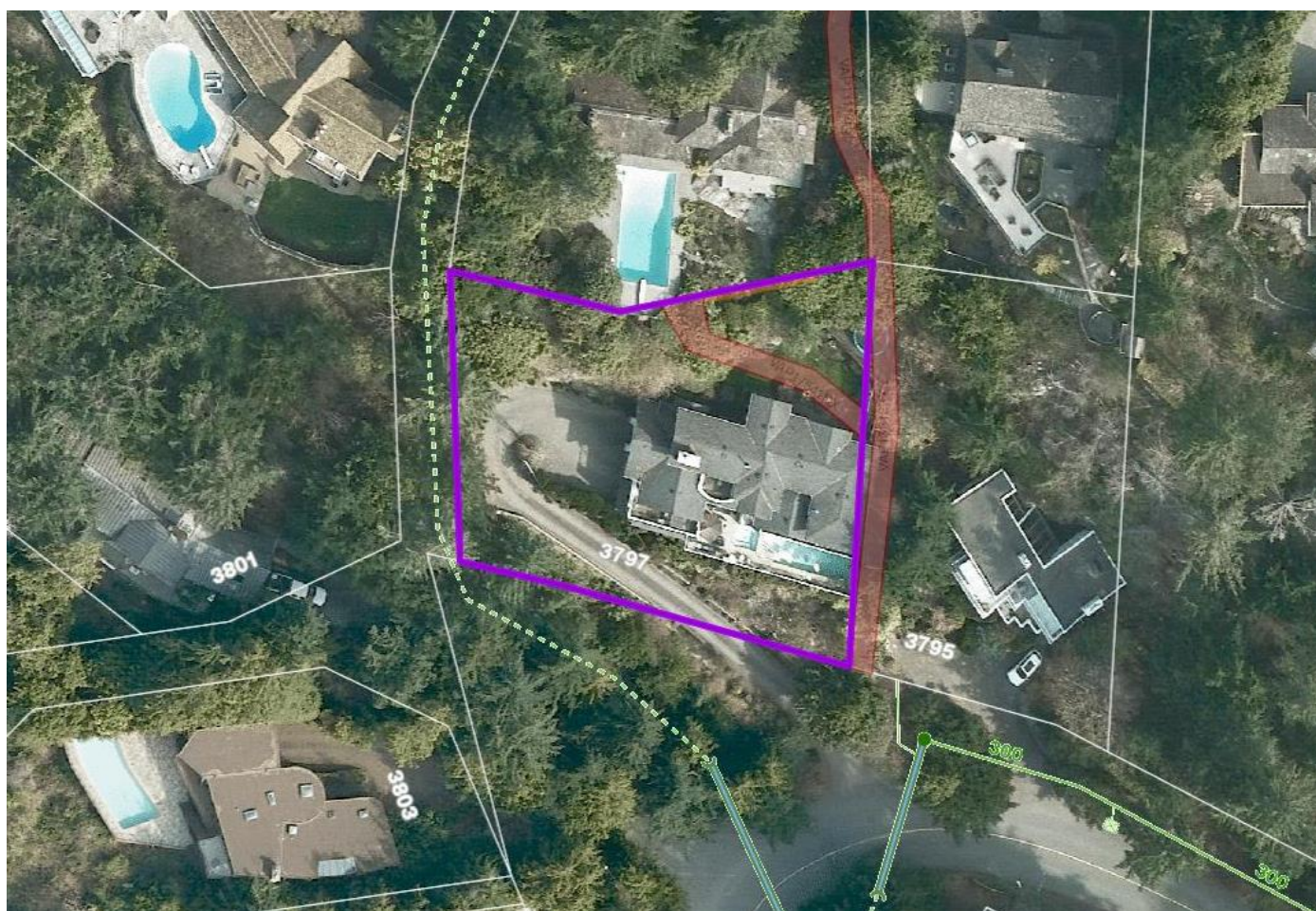
MAIN FLOOR 2,138 SQ.FT.
UPPER FLOOR 1,356 SQ.FT.
LOWER FLOOR 1,492 SQ.FT.
TOTAL 4,986 SQ.FT.
GARAGE 526 SQ.FT.
DECKS 699 SQ.FT.



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