



3955 Viewridge Place Offered at \$3,488,000

This is the quintessential family home with 5 bedrooms and 3 bathrooms on the top floor. Offering 4,106 sq. ft. of living space, mostly on the top 2 levels of this 3 level home, large principle rooms for enjoying family and entertaining. The living room and family room open to a large Creekside deck, rolling lawns and incredible landscaping. Impeccably maintained and updated by the current owners of the last 17 years. Situated on a 18,296 sq. ft. property on a level cul de sac of gorgeous family homes in the heart of Bayridge.



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Active R2887182 Board: V House/Single Family	3955 VIEWRIDGE PLACE West Vancouver Bayridge V7V 3K7	Residential Detached \$3,488,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$3,488,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1963
Frontage(feet): 72.75	Bathrooms: 4	Age: 61
Frontage(metres): 22.17	Full Baths: 3	Zoning: RS3
Depth / Size: 205.60 IRR	Half Baths: 1	Gross Taxes: \$6,190.20
Lot Area (sq.ft.): 18,296.00	Rear Yard Exp: Northwest	For Tax Year: 2024
Lot Area (acres): 0.42	P.I.D.: 009-286-110	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, 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: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Natural Gas, Wood	Fixtures Leased: No		
Fuel/Heating: Electric, Natural Gas, Radiant	Fixtures Rmvd: No		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Hardwood, Tile		
Type of Roof: Wood			

Legal: **LOT 36, BLOCK 11, PLAN VAP10836, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

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

Finished Floor (Main):	1,632	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,914	Main	Living Room	21'3 x 14'2	Above	Bedroom	12'3 x 11'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'6 x 10'6	Above	Bedroom	12'2 x 11'5	Main 2
Finished Floor (Below):	560	Main	Kitchen	18'11 x 10'10	Above	Den	13'5 x 9'3	Above 6
Finished Floor (Basement):	0	Main	Family Room	18'2 x 13'2	Above	Laundry	11'0 x 8'2	Above 4
Finished Floor (Total):	4,106 sq. ft.	Main	Office	13'10 x 10'2	Below	Recreation Room	18'11 x 18'0	Above 3
Unfinished Floor:	0	Main	Storage	13'10 x 5'4			x	
Grand Total:	4,106 sq. ft.	Main	Pantry	7'1 x 6'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	8'0 x 7'5			x	
Suite:		Above	Primary Bedroom	15'3 x 12'7			x	
Basement: None		Above	Walk-In Closet	5'5 x 5'1			x	
		Above	Walk-In Closet	5'5 x 5'1			x	
		Above	Bedroom	15'4 x 11'5			x	
		Above	Bedroom	14'5 x 10'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 18	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.



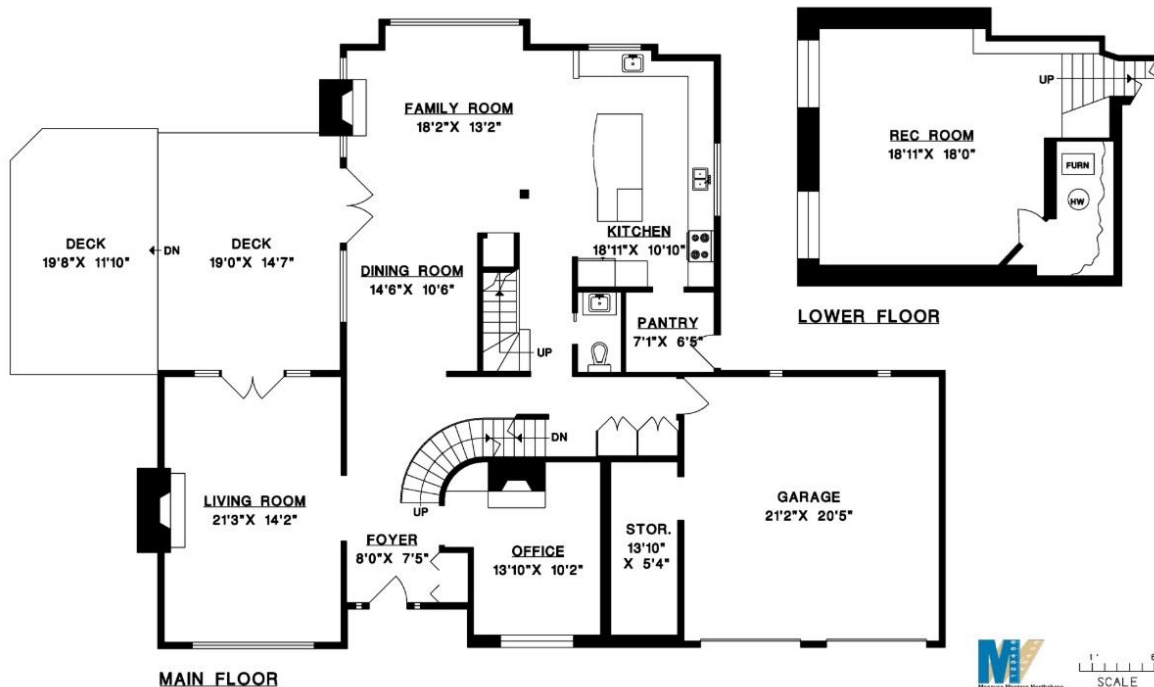
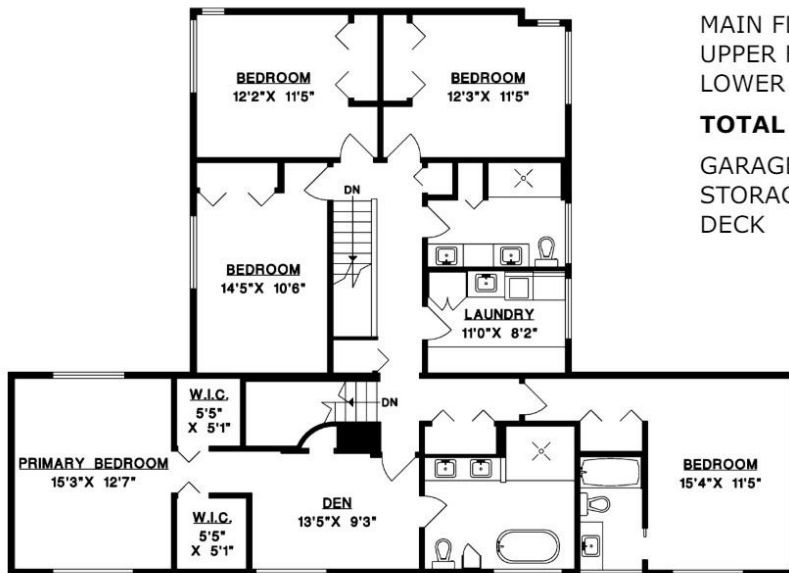
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WEST VANCOUVER

MAIN FLOOR	1,632 SQ.FT.
UPPER FLOOR	1,914 SQ.FT.
LOWER FLOOR	560 SQ.FT.
TOTAL	4,106 SQ.FT.
GARAGE	464 SQ.FT.
STORAGE	87 SQ.FT.
DECK	506 SQ.FT.



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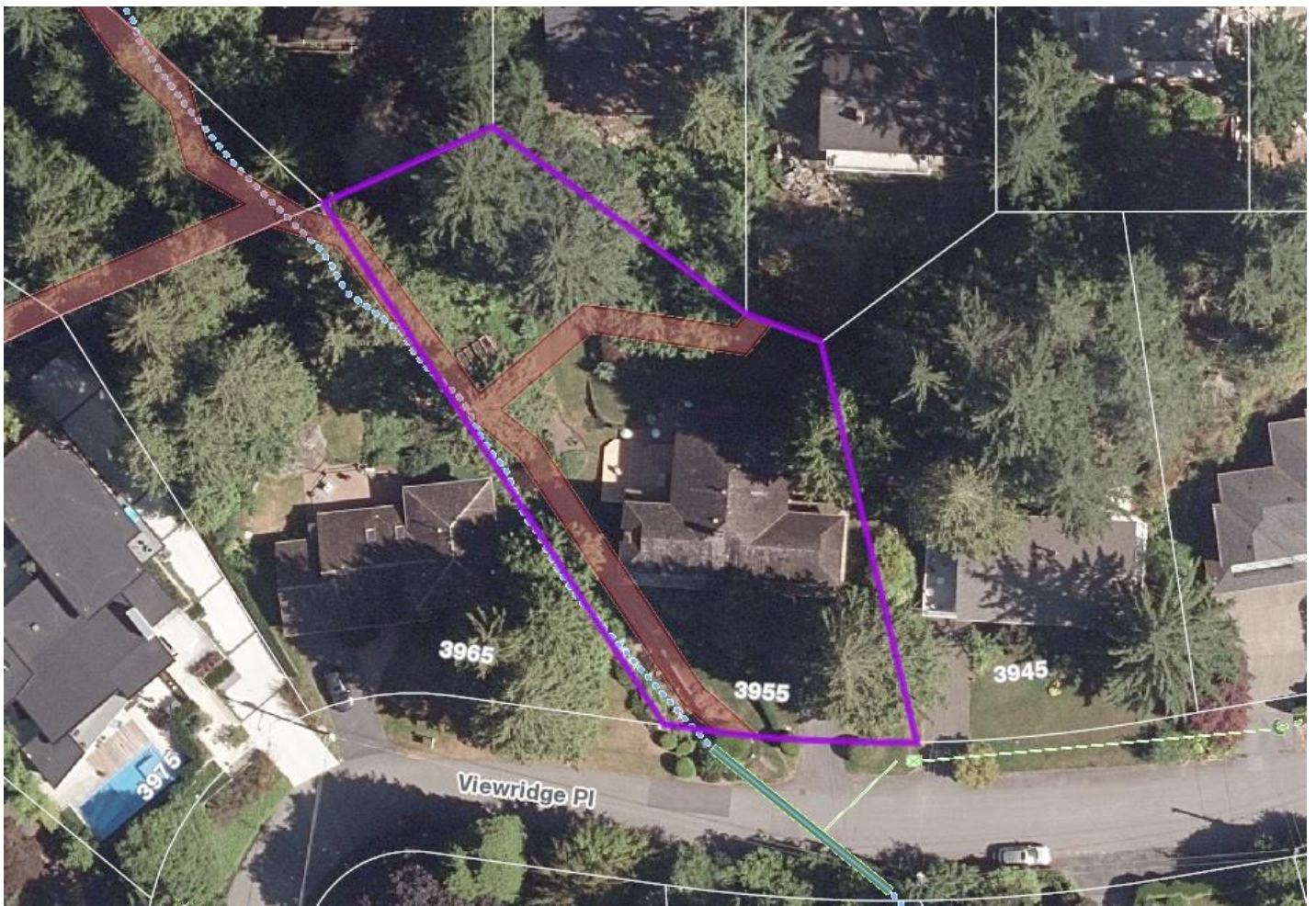
3955 Viewridge Place – Renovations & Updates

- 1st floor – Kitchen including new appliances, hard wood flooring, baseboard, casing, crown mouldings, fireplace, Pantry, Powder Room and 5 windows (2011)
- Ensuite & 2nd floor bathroom renovation with heated floors (2013)
- Installed new waterline from meter to house (2016)
- Garage/spare bedroom bathroom with heated floors (2017)
- New Deck (2018)
- Master bedroom, staircase (x 2) wood flooring & 2nd floor flooring (2020)
- New fireplace (family room) (2022)



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