



## 4270 Rockridge Place Offered at \$5,880,000


This extensively renovated 7,583 sq. ft., 8 bedroom, 6 bathroom, view home is situated on a private 29,621 sq. ft. property on a level cul-de-sac on prestigious Rockridge Place. An absolutely stunning home from the street appeal to the grand entrance, deluxe open plan kitchen, and feature dining area with vaulted ceilings and fireplace. Features include air conditioning, extensive millwork, steam shower in primary suite, huge gated auto court and hot tub. Enjoy the numerous decks and patios to soak in the sun from this south west facing property. A grand mansion in an incredible neighborhood that is an absolute pleasure to show.



**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

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



<b>Active</b> <b>R2975605</b> Board: V House/Single Family	<b>4270 ROCKRIDGE PLACE</b> West Vancouver Rockridge V7W 2Y4	Residential Detached <b>\$5,880,000</b> (LP) (SP) <b>M</b>																																																																																																		
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>44.21</b> Frontage(metres): <b>13.48</b> Depth / Size: <b>260.03 (IRR)</b> Lot Area (sq.ft.): <b>29,621.00</b> Lot Area (acres): <b>0.68</b> Flood Plain: View: <b>Yes: spectacular water &amp; city views</b> Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Water</b> Sewer Type:	If new, GST/HST inc?: Bedrooms: <b>8</b> Bathrooms: <b>6</b> Full Baths: <b>5</b> Half Baths: <b>1</b> Rear Yard Exp: <b>South</b> P.I.D.: <b>005-927-749</b> Original Price: <b>\$5,880,000</b> Approx. Year Built: <b>1996</b> Age: <b>29</b> Zoning: <b>RS3</b> Gross Taxes: <b>\$23,787.23</b> For Tax Year: <b>2024</b> Tax Inc. Utilities?: <b>No</b> Tour: <b>Virtual Tour URL</b>																																																																																																		
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Mixed, Stucco, Wood</b> Foundation: <b>Concrete Perimeter</b>  Renovations: # of Fireplaces: <b>5</b> R.I. Fireplaces: Fireplace Fuel: <b>Natural Gas</b> Fuel/Heating: <b>Hot Water, Radiant</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Wood</b>	Total Parking: <b>6</b> Covered Parking: <b>3</b> Parking Access: <b>Front</b> Parking: <b>Garage; Triple</b> Driveway Finish: <b>Paving Stone</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year: Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b>  Fixtures Rmvd: <b>No</b>  Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>	Legal: <b>LOT 24, BLOCK 5, PLAN VAP12792, DISTRICT LOT 583, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>																																																																																																		
Amenities: <b>Air Cond./Central, Swirlpool/Hot Tub</b>	Site Influences: <b>Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>	Features: <b>Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool</b>																																																																																																		
Finished Floor (Main): <b>2,691</b> Finished Floor (Above): <b>2,207</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>2,685</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>7,583 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>7,583 sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b> Suite: <b>None</b> Basement: <b>None</b>	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>18'10 x 18'0</td> <td>Above</td> <td>Bedroom</td> <td>14'11 x 12'11</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>18'10 x 16'0</td> <td>Above</td> <td>Bedroom</td> <td>13'7 x 12'11</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>15'3 x 14'10</td> <td>Above</td> <td>Bedroom</td> <td>12'7 x 12'3</td> <td>Above 6</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>15'1 x 13'4</td> <td>Above</td> <td>Bedroom</td> <td>11'10 x 11'10</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>14'7 x 14'7</td> <td>Above</td> <td>Laundry</td> <td>8'6 x 7'9</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Office</td> <td>14'11 x 12'5</td> <td>Below</td> <td>Recreation Room</td> <td>35'11 x 18'3</td> <td>Below 4</td> </tr> <tr> <td>Main</td> <td>Mud Room</td> <td>13'8 x 12'11</td> <td>Below</td> <td>Games Room</td> <td>17'11 x 15'6</td> <td>Below 5</td> </tr> <tr> <td>Main</td> <td>Mud Room</td> <td>8'6 x 4'3</td> <td>Below</td> <td>Bedroom</td> <td>15'0 x 13'11</td> <td></td> </tr> <tr> <td>Main</td> <td>Pantry</td> <td>8'5 x 5'7</td> <td>Below</td> <td>Walk-In Closet</td> <td>8'7 x 7'1</td> <td></td> </tr> <tr> <td>Above</td> <td>Foyer</td> <td>9'11 x 9'8</td> <td>Below</td> <td>Bedroom</td> <td>14'0 x 12'2</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>12'7 x 12'3</td> <td>Below</td> <td>Bedroom</td> <td>13'2 x 11'9</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>8'1 x 7'4</td> <td>Below</td> <td>Wine Room</td> <td>7'6 x 4'11</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>7'9 x 4'11</td> <td>Below</td> <td>Storage</td> <td>13'8 x 8'4</td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	18'10 x 18'0	Above	Bedroom	14'11 x 12'11	Floor #Pcs	Main	Dining Room	18'10 x 16'0	Above	Bedroom	13'7 x 12'11	Main 2	Main	Kitchen	15'3 x 14'10	Above	Bedroom	12'7 x 12'3	Above 6	Main	Eating Area	15'1 x 13'4	Above	Bedroom	11'10 x 11'10	Above 4	Main	Family Room	14'7 x 14'7	Above	Laundry	8'6 x 7'9	Above 4	Main	Office	14'11 x 12'5	Below	Recreation Room	35'11 x 18'3	Below 4	Main	Mud Room	13'8 x 12'11	Below	Games Room	17'11 x 15'6	Below 5	Main	Mud Room	8'6 x 4'3	Below	Bedroom	15'0 x 13'11		Main	Pantry	8'5 x 5'7	Below	Walk-In Closet	8'7 x 7'1		Above	Foyer	9'11 x 9'8	Below	Bedroom	14'0 x 12'2		Above	Primary Bedroom	12'7 x 12'3	Below	Bedroom	13'2 x 11'9		Above	Walk-In Closet	8'1 x 7'4	Below	Wine Room	7'6 x 4'11		Above	Walk-In Closet	7'9 x 4'11	Below	Storage	13'8 x 8'4		
Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms																																																																																														
Main	Living Room	18'10 x 18'0	Above	Bedroom	14'11 x 12'11	Floor #Pcs																																																																																														
Main	Dining Room	18'10 x 16'0	Above	Bedroom	13'7 x 12'11	Main 2																																																																																														
Main	Kitchen	15'3 x 14'10	Above	Bedroom	12'7 x 12'3	Above 6																																																																																														
Main	Eating Area	15'1 x 13'4	Above	Bedroom	11'10 x 11'10	Above 4																																																																																														
Main	Family Room	14'7 x 14'7	Above	Laundry	8'6 x 7'9	Above 4																																																																																														
Main	Office	14'11 x 12'5	Below	Recreation Room	35'11 x 18'3	Below 4																																																																																														
Main	Mud Room	13'8 x 12'11	Below	Games Room	17'11 x 15'6	Below 5																																																																																														
Main	Mud Room	8'6 x 4'3	Below	Bedroom	15'0 x 13'11																																																																																															
Main	Pantry	8'5 x 5'7	Below	Walk-In Closet	8'7 x 7'1																																																																																															
Above	Foyer	9'11 x 9'8	Below	Bedroom	14'0 x 12'2																																																																																															
Above	Primary Bedroom	12'7 x 12'3	Below	Bedroom	13'2 x 11'9																																																																																															
Above	Walk-In Closet	8'1 x 7'4	Below	Wine Room	7'6 x 4'11																																																																																															
Above	Walk-In Closet	7'9 x 4'11	Below	Storage	13'8 x 8'4																																																																																															
Crawl/Bsmt. Height: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>26</b>	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:																																																																																																		
Listing Broker(s): <b>Bellevue Realty Group</b>																																																																																																				

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

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

BRG



### 4270 Rockridge Place – Features & Updates

- Location: Stunning home situated on a quiet cul-de-sac, ensuring minimal traffic and complete privacy.
- Bathroom Updates: All bathrooms have been recently updated, with the Primary Bath featuring a luxurious steam shower and rainfall shower.
- Kitchen: High-end kitchen imported from Germany (Leicht) equipped with all Miele appliances, which are still under warranty. Additionally, there's a spacious walk-in pantry for added storage convenience.
- Water Filtration: Dual water filtration system installed throughout the entire house.
- Central Audio: Enjoy centralized audio system throughout the house for enhanced entertainment experience.
- Central Air Conditioning: Stay cool and comfortable with central air conditioning installed.
- Floor Heating: Enjoy cozy warmth with floor heating installed throughout the house.
- Efficient Heating System: Installed in 2017, the heating system ensures efficient and cost-effective heating during colder months.
- Outdoor Gas Fireplace: Relax or entertain outdoors with the convenience of an outdoor gas fireplace.
- Multiple Gas Fireplaces: The house boasts a total of 5 gas fireplaces, providing warmth and ambiance in various living spaces.
- Spacious Bedrooms: All bedrooms are generously sized, offering ample space and comfort.

This list showcases the impressive array of features and updates that make this home comfortable, luxurious, and perfect for both relaxation and entertainment.



**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

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





**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

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