




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.



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Active R2975605 Board: V House/Single Family		4270 ROCKRIDGE PLACE West Vancouver Rockridge V7W 2Y4		Residential Detached \$5,880,000 (LP) (SP) M							
		Sold Date:		If new, GST/HST inc?:							
		Meas. Type: Feet		Bedrooms: 8							
		Frontage(feet): 44.21		Bathrooms: 6							
		Frontage(metres): 13.48		Full Baths: 5							
		Depth / Size: 260.03 (IRR)		Half Baths: 1							
		Lot Area (sq.ft.): 29,621.00		Rear Yard Exp: South							
		Lot Area (acres): 0.68		P.I.D.: 005-927-749							
		Flood Plain:		Tax Inc. Utilities?: No							
		View: Yes: spectacular water & city views		Tour: Virtual Tour URL							
		Complex/Subdiv:									
		First Nation Reserve:									
		Services Connected: Electricity, Natural Gas, Water									
		Sewer Type:		Water Supply: City/Municipal							
Style of Home: 3 Storey		Total Parking: 6		Covered Parking: 3							
Construction: Frame - Wood		Parking: Garage; Triple		Parking Access: Front							
Exterior: Mixed, Stucco, 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: 5 R.I. Fireplaces:		Property Disc.: Yes									
Fireplace Fuel: Natural Gas		Fixtures Leased: No									
Fuel/Heating: Hot Water, Radiant		Fixtures Rmvd: No									
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood, Wall/Wall/Mixed									
Type of Roof: Wood											
Legal: LOT 24, BLOCK 5, PLAN VAP12792, DISTRICT LOT 583, GROUP 1, NEW WESTMINSTER LAND DISTRICT											
Amenities: Air Cond./Central, Swirlpool/Hot Tub											
Site Influences: Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby											
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool											
Finished Floor (Main): 2,691		Floor Type		Dimensions		Floor Type		Dimensions		Bathrooms	
Finished Floor (Above): 2,207		Main Living Room		18'10 x 18'0		Above Bedroom		14'11 x 12'11		Floor #Pcs	
Finished Floor (AbvMain2): 0		Main Dining Room		18'10 x 16'0		Above Bedroom		13'7 x 12'11		Main 2	
Finished Floor (Below): 2,685		Main Kitchen		15'3 x 14'10		Above Bedroom		12'7 x 12'3		Above 6	
Finished Floor (Basement): 0		Main Eating Area		15'1 x 13'4		Above Bedroom		11'10 x 11'10		Above 4	
Finished Floor (Total): 7,583 sq. ft.		Main Family Room		14'7 x 14'7		Above Laundry		8'6 x 7'9		Above 4	
Unfinished Floor: 0		Main Office		14'11 x 12'5		Below Recreation Room		35'11 x 18'3		Below 4	
Grand Total: 7,583 sq. ft.		Main Mud Room		13'8 x 12'11		Below Games Room		17'11 x 15'6		Below 5	
Flr Area (Det'd 2nd Res): sq. ft.		Main Mud Room		8'6 x 4'3		Below Bedroom		15'0 x 13'11			
Suite: None		Main Pantry		8'5 x 5'7		Below Walk-In Closet		8'7 x 7'1			
Basement: None		Main Foyer		9'11 x 9'8		Below Bedroom		14'0 x 12'2			
Crawl/Bsmt. Height: # of Levels: 3		Above Primary Bedroom		12'7 x 12'3		Below Bedroom		13'2 x 11'9			
# of Kitchens: 1		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			
		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

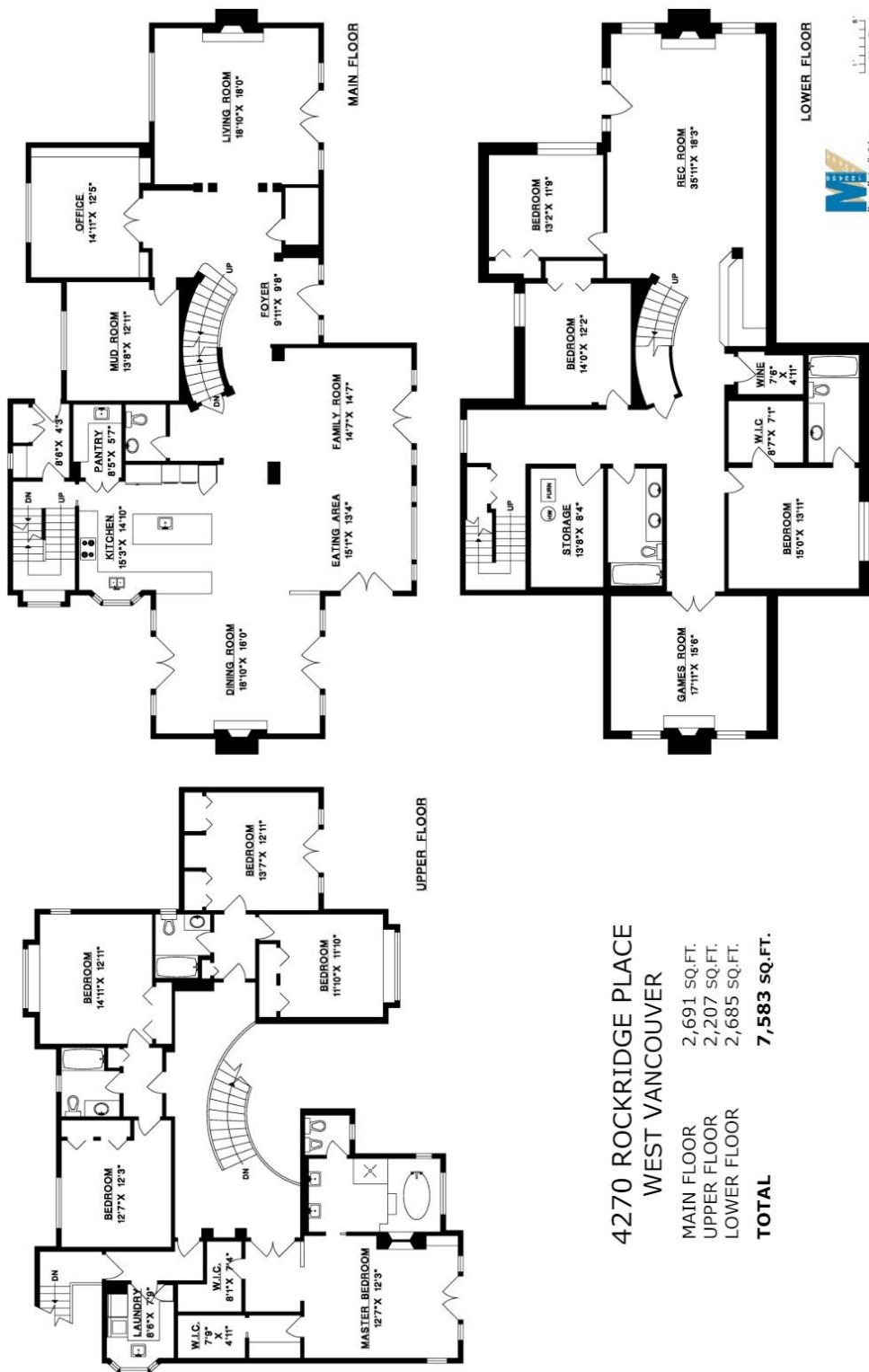
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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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.
- EV charger in garage: convenient charging for electric vehicles at home

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



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