



## 4795 Westwood Drive Offered at \$3,980,000

Enjoy unobstructed, panoramic westerly views from this gorgeous, completely renovated 4,119 sq. ft. home. Offering 4 bedrooms, 4 bathrooms, den, huge entertainment sized decks, games room, air conditioning, and too much more to list. Ample parking with 2 car garage and huge level driveway (rare for view properties). Situated on a large 13,240 sq. ft. property just minutes to shopping, Rockridge High School and Caulfeild elementary. A stunning home in an incredible neighborhood.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



<b>Active</b> <b>R2972337</b> Board: V House/Single Family		<b>4795 WESTWOOD DRIVE</b> West Vancouver Cypress Park Estates V7S 3B5		Residential Detached <b>\$3,980,000</b> (LP) (SP)	
		Sold Date:		If new, GST/HST inc?:	
		Meas. Type: <b>Feet</b>		Bedrooms: <b>4</b>	
Frontage(feet): <b>149.51</b>		Bathrooms: <b>4</b>		Original Price: <b>\$3,980,000</b>	
Frontage(metres): <b>45.57</b>		Full Baths: <b>3</b>		Approx. Year Built: <b>1988</b>	
Depth / Size: <b>122.60 IRR</b>		Half Baths: <b>1</b>		Age: <b>37</b>	
Lot Area (sq.ft.): <b>13,240.00</b>		Rear Yard Exp: <b>South</b>		Zoning: <b>RS3</b>	
Lot Area (acres): <b>0.30</b>		P.I.D.: <b>005-287-251</b>		Gross Taxes: <b>\$8,679.19</b>	
Flood Plain:				For Tax Year: <b>2024</b>	
View: <b>Yes: spectacular water &amp; island</b>				Tax Inc. Utilities?:	
Complex/Subdiv:				Tour: <b>Virtual Tour URL</b>	
First Nation Reserve:					
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>					
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>			
Style of Home: <b>3 Storey</b>		Total Parking: <b>6</b>		Covered Parking: <b>2</b>	
Construction: <b>Frame - Wood</b>		Parking Access: <b>Front</b>		Parking: <b>Add. Parking Avail., Garage; Double</b>	
Exterior: <b>Stucco, Wood</b>		Driveway Finish: <b>Paving Stone</b>		Dist. to Public Transit: <b>Near</b>	
Foundation: <b>Concrete Perimeter</b>		Title to Land: <b>Freehold NonStrata</b>		Dist. to School Bus: <b>Near</b>	
Renovations: <b>Completely</b>		Property Disc.: <b>Yes</b>		Land Lease Expiry Year:	
# of Fireplaces: <b>2</b> R.I. Fireplaces:		Fixtures Leased: <b>No</b>			
Fireplace Fuel: <b>Natural Gas</b>		Floor Finish: <b>Hardwood, Tile</b>			
Fuel/Heating: <b>Forced Air, Natural Gas, Radiant</b>					
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>					
Type of Roof: <b>Asphalt</b>					
Legal: <b>LOT 5, BLOCK 3, PLAN VAP21001, DISTRICT LOT 773, NEW WESTMINSTER LAND DISTRICT</b>					
Amenities: <b>Air Cond./Central</b>					
Site Influences: <b>Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>					
Features: <b>Air Conditioning, Clothes Washer/Dryer, Dishwasher, Oven - Built In, Range Top, Refrigerator, Wine Cooler</b>					
Finished Floor (Main): <b>1,638</b>		Floor Type		Dimensions	
Finished Floor (Above): <b>1,340</b>		Main Living Room		18'1 x 15'1	
Finished Floor (AbvMain2): <b>0</b>		Main Dining Room		13'7 x 12'8	
Finished Floor (Below): <b>1,221</b>		Main Kitchen		23'10 x 12'5	
Finished Floor (Basement): <b>0</b>		Main Family Room		16'4 x 15'0	
Finished Floor (Total): <b>4,199sq. ft.</b>		Main Office		14'3 x 12'1	
Unfinished Floor: <b>0</b>		Main Laundry		9'4 x 6'11	
Grand Total: <b>4,199sq. ft.</b>		Above Primary Bedroom		21'11 x 14'2	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Above Walk-In Closet		10'5 x 7'4	
Suite:		Above Bedroom		12'10 x 13'5	
Basement: <b>None</b>		Above Bedroom		12'1 x 9'6	
Crawl/Bsmt. Height: # of Levels: <b>3</b>		Below Bedroom		20'8 x 9'11	
# of Kitchens: <b>1</b>		Below Recreation Room		17'1 x 14'9	
		Below Gym		15'9 x 11'5	
Manuf Type:		Registered in MHR?:		PAD Rental:	
MHR#:		CSA/BCE:		Maint. Fee:	
ByLaw Restrictions:					
Listing Broker(s): <b>Bellevue Realty Group</b>		<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.



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LIVING AREA	4,119 SF
MAIN FLOOR	1,638 SF
UPPER FLOOR	1,340 SF
LOWER FLOOR	1,221 SF
AUXILIARY AREA	1,779 SF
PATIO	476 SF
DECK	426 SF
PORCH	257 SF
GARAGE	499 SF
STORAGE	121 SF



Valid Until: February 27, 2026

360 HOMETOURS.CA  
March 2024

UPLAN.CO  
BUILD UP YOUR PLAN

All dimensions are approximate and not suitable for architectural/construction use.  
This is for marketing purposes only. The measurements are approximate within +/- 2%, ESO insured.  
Total square footage might be kept consistent with strata plan. It might include unlabelled areas.  
We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z390-2000 method.



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