



3918 Southridge Avenue Offered at \$5,980,000



Enjoy beautiful views from this custom-built luxury home offering 7,610 sq. ft. of refined living on a 16,118 sq. ft. lot. Upstairs features 4 spacious bedrooms, each with ensuite bath and a spa-like master retreat. The lower level includes a gym, sauna, steam shower, media room, games room, wine room and an additional bedroom. Expansive indoor living areas open to a massive 2,806 sq. ft. sun-drenched deck and professionally designed garden with water feature and hot tub. High-end finishes throughout including elevator, air conditioning, HRV, radiant floor heating, and French limestone exterior. Situated in a top school catchment of West Bay Elementary & Rockridge Secondary and minutes to private schools.



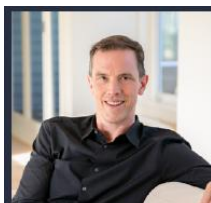
ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3021774 Board: V House/Single Family		3918 SOUTHRIDGE AVENUE West Vancouver Bayridge V7V 3J1		Residential Detached \$5,980,000 (LP) (SP) M				
		Sold Date:		If new, GST/HST inc?:				
		Meas. Type: Feet		Bedrooms: 5				
		Frontage(feet): 112.20		Bathrooms: 8				
		Frontage(metres): 34.20		Full Baths: 6				
		Depth / Size: 206.60 IRR		Half Baths: 2				
Lot Area (sq.ft.): 16,118.00		Rear Yard Exp: South		Original Price: \$5,980,000				
Lot Area (acres): 0.37		P.I.D.: 009-321-934		Approx. Year Built: 2015				
Flood Plain:		View: Yes: spectacular water & city views		Age: 10				
Complex/Subdiv:		First Nation Reserve:		Zoning: RS3				
Services Connected: Electricity, Natural Gas, Water		Sewer Type: City/Municipal		Gross Taxes: \$30,603.45				
Water Supply: City/Municipal		Floor Finish: Hardwood, Wall/Wall/Mixed		For Tax Year: 2025				
Style of Home: 3 Storey		Total Parking: 4		Covered Parking: 2				
Construction: Frame - Wood		Parking: Garage; Double		Parking Access: Front				
Exterior: Stucco		Driveway Finish: Paving Stone		Dist. to School Bus: Near				
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Land Lease Expiry Year:				
Renovations:		Title to Land: Freehold NonStrata						
# of Fireplaces: 3 R.I. Fireplaces:		Property Disc.: Yes						
Fireplace Fuel: Natural Gas		Fixtures Leased: No						
Fuel/Heating: Hot Water, Natural Gas, Radiant		Reno. Year:						
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Rain Screen: Full						
Type of Roof: Asphalt		Metered Water:						
		R.I. Plumbing:						
		Fixtures Rmvd: No						
Legal: LOT 27, BLOCK 11, PLAN VAP10678, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT								
Amenities: Air Cond./Central, Elevator, Swirlpool/Hot Tub								
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby								
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Vacuum - Built In								
Finished Floor (Main): 2,889		Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 2,115		Main	Living Room	21'5 x 18'10	Above	Walk-In Closet	5'9 x 5'3	Main 2
Finished Floor (AbvMain2): 2,606		Main	Dining Room	17'10 x 17'5	Above	Bedroom	17'5 x 14'11	Above 8
Finished Floor (Below): 0		Main	Kitchen	22'10 x 10'7	Above	Walk-In Closet	7'8 x 4'0	Above 3
Finished Floor (Basement): 0		Main	Wok Kitchen	11'0 x 8'2	Below	Bedroom	13'0 x 11'4	Above 5
Finished Floor (Total): 7,610sq. ft.		Main	Eating Area	27'7 x 16'6	Below	Recreation Room	19'4 x 17'8	Above 5
Unfinished Floor: 0		Main	Family Room	20'9 x 18'5	Below	Games Room	22'10 x 14'6	Below 2
Grand Total: 7,610sq. ft.		Main	Office	17'0 x 13'5	Below	Media Room	22'5 x 16'9	Below 4
Flr Area (Det'd 2nd Res): sq. ft.		Main	Foyer	11'10 x 11'0	Below	Bar Room	17'6 x 6'2	Below 3
Suite:		Above	Primary Bedroom	21'8 x 15'10	Below	Wine Room	18'4 x 4'0	
Basement: None		Above	Walk-In Closet	8'4 x 8'2	Below	Gym	13'8 x 10'3	
Crawl/Bsmt. Height: # of Levels: 3		Above	Bedroom	21'8 x 13'1	Below	Sauna	6'4 x 6'2	
# of Kitchens: 2		Above	Walk-In Closet	6'11 x 3'7	Below	Laundry	10'0 x 8'7	
		Above	Bedroom	18'8 x 18'0			x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						
Listing Broker(s): Bellevue Realty Group		Royal Pacific Realty Corp.						

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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3918 Southridge Avenue
West Vancouver, BC

LIVING AREA	7,610 SF	AUXILIARY AREA	3,782 SF
MAIN FLOOR	2,889 SF	DECK	2,806 SF
UPPER FLOOR	2,115 SF	PORCH	165 SF
LOWER FLOOR	2,606 SF	GARAGE	445 SF
		CARPOT	315 SF
		STORAGE	51 SF



Valid Until: June 25, 2026



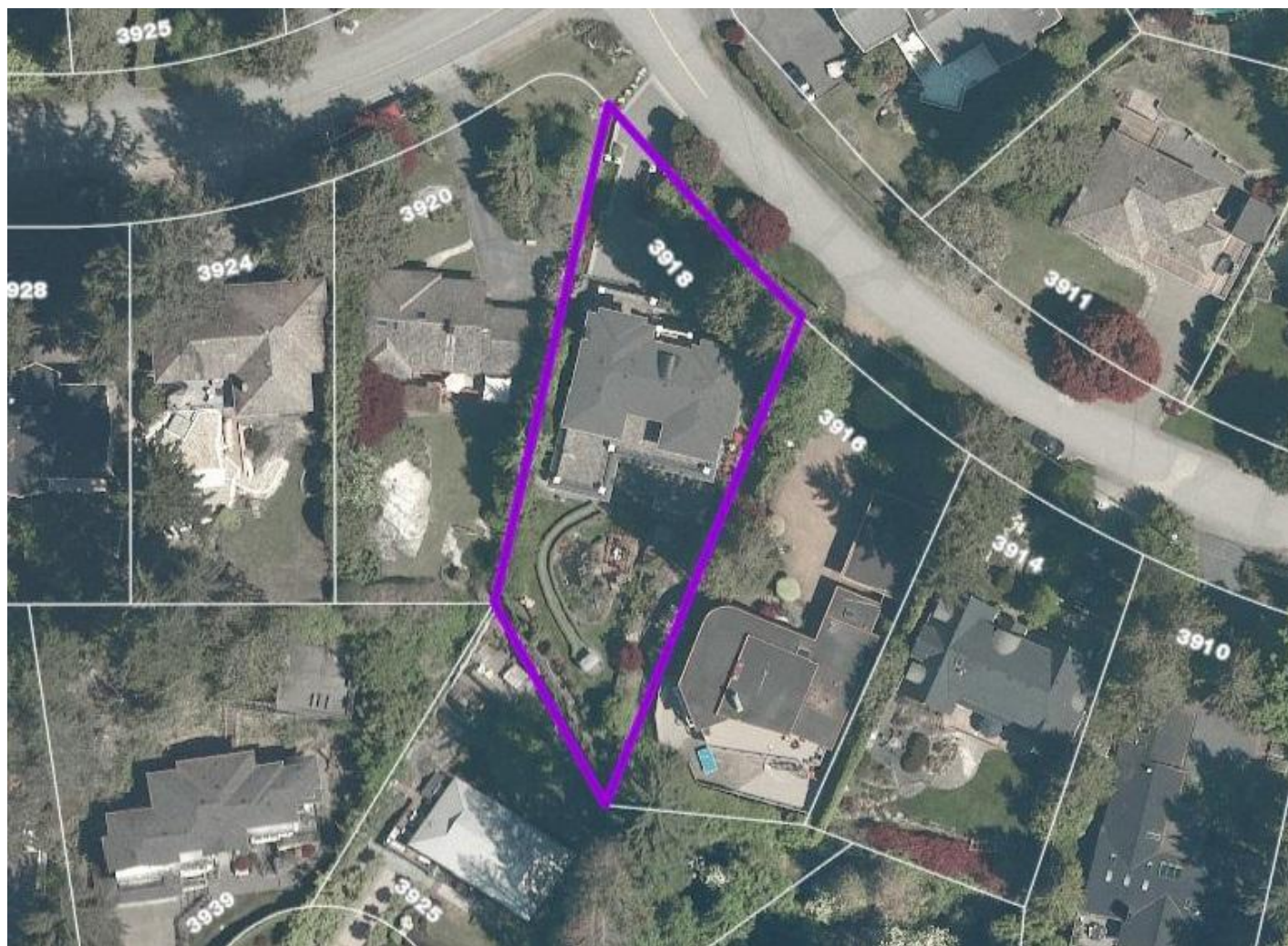
All dimensions are approximate and not suitable for architectural construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.

Uplan.ca



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