



3918 Southridge Avenue Offered at \$5,698,000



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.



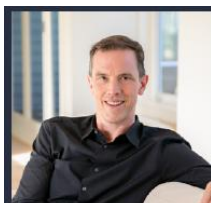
ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
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 \$5,698,000 (LP) (SP) 																																																																																																																							
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Style of Home: 3 Storey Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter Renovations: # of Fireplaces: 3 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Paving Stone Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold NonStrata Land Lease Expiry Year: Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Hardwood, Wall/Wall/Mixed																																																																																																																								
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																																																																																																																									
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Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 2 # of Rooms: 25	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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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



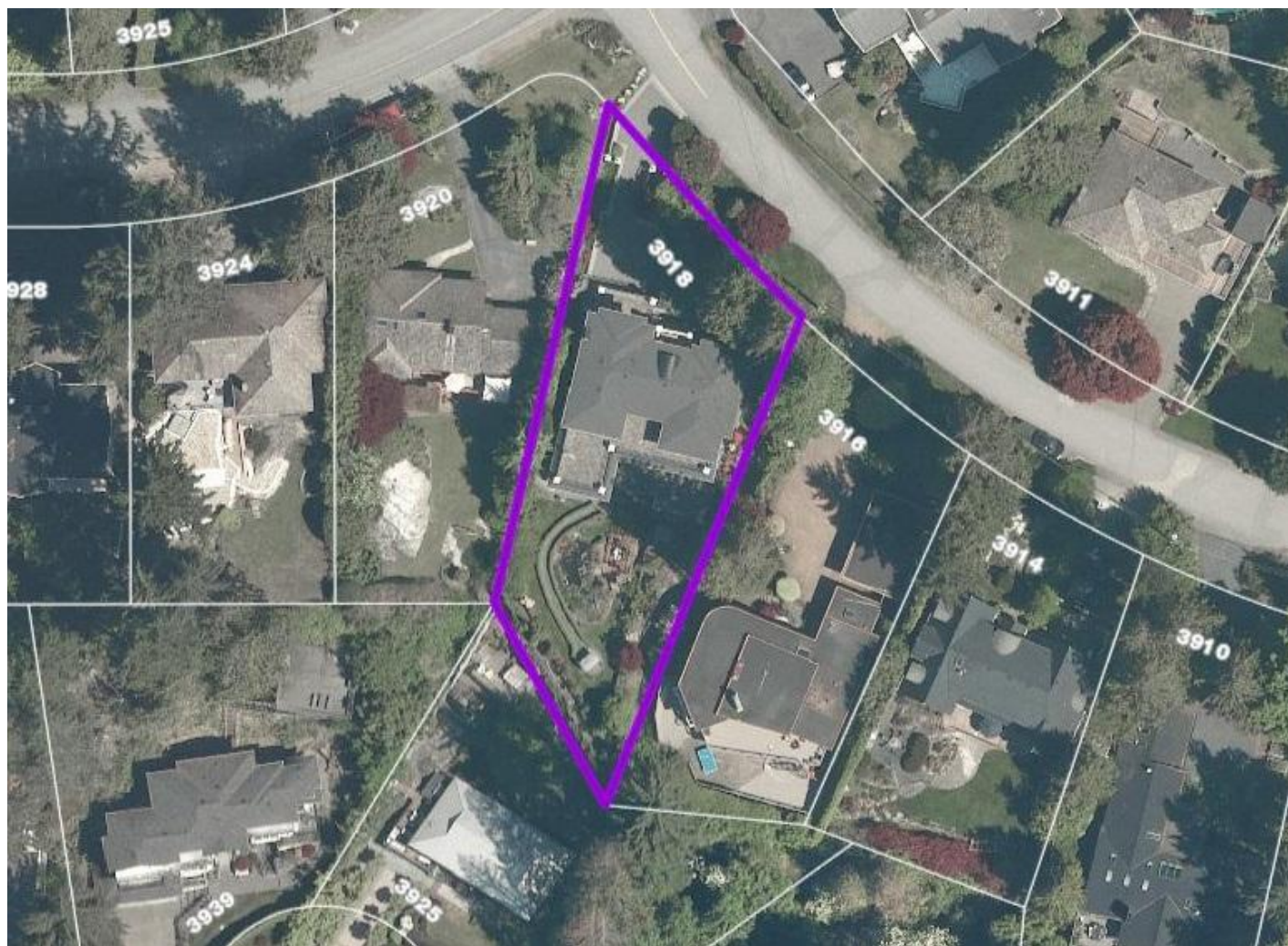
All dimensions are approximate and not suitable for architectural construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee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

Uplan.ca



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