



3902 Southridge Avenue Offered at \$3,498,000

Incredible views are enjoyed from this gorgeous post and beam home situated on a level 20,474 sq. ft. property. Architecturally designed by Blair McDonald and meticulously custom built by Lauder Brothers for the original owners boasting spacious open rooms, an incredible foyer, 3,561 sq. ft. of living space, and sun-drenched South side swimming pool. The upper floor includes all the principal rooms along with a huge primary suite with private sitting area, second bedroom and a den. The lower floor includes 2 more bedrooms, recreation room, sauna, ample storage and sliding doors out to the massive pool deck with 30 x 63 foot pool. I love this home. Did I mention the spectacular foyer!



ERIC CHRISTIANSEN
eric@ericchristiansen.com

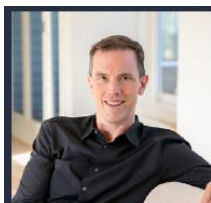
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3057870 Board: V House/Single Family		3902 SOUTHRIDGE AVENUE West Vancouver Bayridge V7V 3J1		Residential Detached \$3,498,000 (LP) (SP) M																																																																																																			
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$3,498,000 Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 1961 Frontage(feet): 81.20 Bathrooms: 3 Age: 64 Frontage(metres): 24.75 Full Baths: 2 Zoning: RS3 Depth / Size: 260.10 IRR Half Baths: 1 Gross Taxes: \$11,109.65 Lot Area (sq.ft.): 20,474.00 Rear Yard Exp: South For Tax Year: 2025 Lot Area (acres): 0.47 P.I.D.: 009-430-067 Tax Inc. Utilities?: _____ Flood Plain: _____ Tour: Virtual Tour URL View: Yes: water & Point Grey views Complex/Subdiv: _____ First Nation Reserve: _____ Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																																					
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter		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																																																																																																					
Renovations: _____ Reno. Year: _____ # of Fireplaces: 4 R.I. Fireplaces: _____ Rain Screen: _____ Fireplace Fuel: Wood Metered Water: _____ Fuel/Heating: Forced Air, Natural Gas R.I. Plumbing: _____ Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On		Legal: LOT 32, BLOCK 11, PLAN VAP10678, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																					
Amenities: Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub																																																																																																							
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby																																																																																																							
Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																																							
Finished Floor (Main): 2,495 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,066 Finished Floor (Basement): 0 Finished Floor (Total): 3,561 sq. ft. Unfinished Floor: 0 Grand Total: 3,561 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<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>22'4 x 14'1</td> <td>Below</td> <td>Bedroom</td> <td>15'1 x 10'11</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>18'3 x 10'11</td> <td>Below</td> <td>Recreation Room</td> <td>13'9 x 13'9</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>13'8 x 8'10</td> <td>Below</td> <td>Sauna</td> <td>6'8 x 5'4</td> <td>Main 5</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>9'0 x 8'9</td> <td>Below</td> <td>Storage</td> <td>16'6 x 11'6</td> <td>Below 5</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>14'4 x 14'2</td> <td>Below</td> <td>Storage</td> <td>13'11 x 6'3</td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>16'9 x 14'0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>7'1 x 5'2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Den</td> <td>16'9 x 8'10</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>12'2 x 11'1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Den</td> <td>10'11 x 8'0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>10'2 x 6'3</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>22'3 x 12'6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>15'7 x 10'11</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	22'4 x 14'1	Below	Bedroom	15'1 x 10'11	Floor #Pcs	Main	Dining Room	18'3 x 10'11	Below	Recreation Room	13'9 x 13'9	Main 2	Main	Kitchen	13'8 x 8'10	Below	Sauna	6'8 x 5'4	Main 5	Main	Eating Area	9'0 x 8'9	Below	Storage	16'6 x 11'6	Below 5	Main	Family Room	14'4 x 14'2	Below	Storage	13'11 x 6'3		Main	Primary Bedroom	16'9 x 14'0					Main	Walk-In Closet	7'1 x 5'2					Main	Den	16'9 x 8'10					Main	Bedroom	12'2 x 11'1					Main	Den	10'11 x 8'0					Main	Laundry	10'2 x 6'3					Main	Foyer	22'3 x 12'6					Below	Bedroom	15'7 x 10'11				
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Suite: _____ Basement: None		Manufact 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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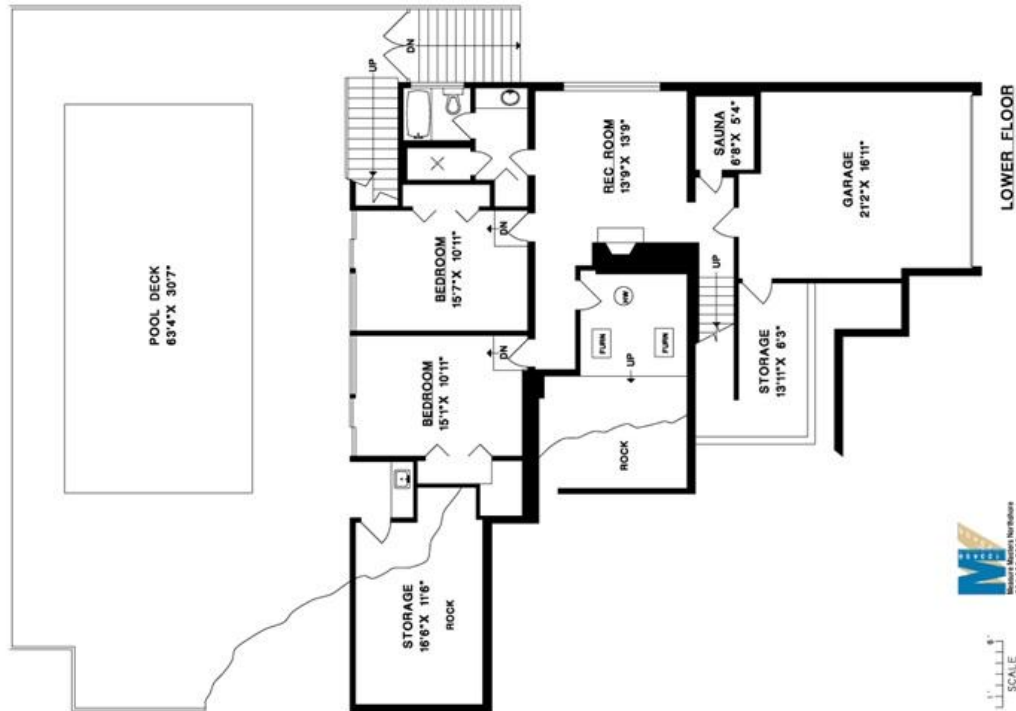
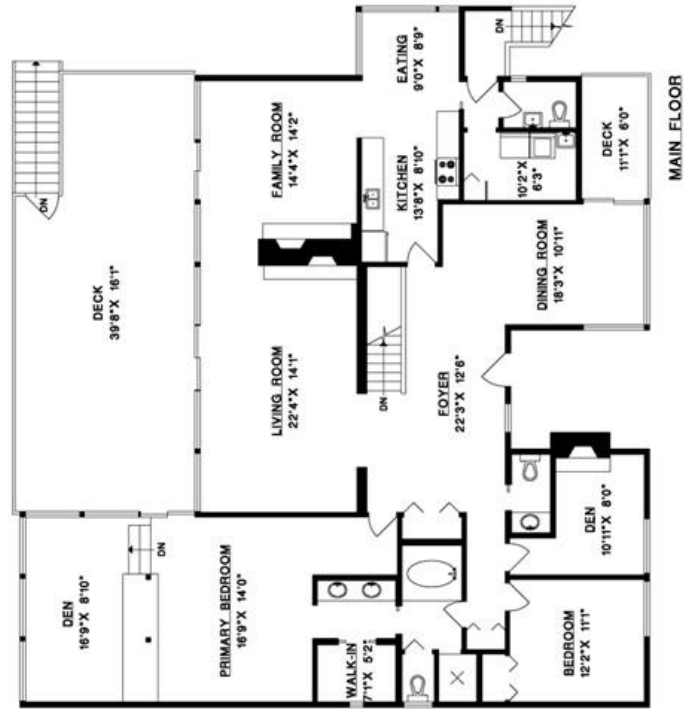
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BRG

**3902 SOUTHRIDGE AVENUE
WEST VANCOUVER**

MAIN FLOOR 2,495 SQ.FT.
LOWER FLOOR 1,066 SQ.FT.
TOTAL 3,561 SQ.FT.
GARAGE 373 SQ.FT.
STORAGE AREAS 1,167 SQ.FT.
DECKS 2,635 SQ.FT.



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