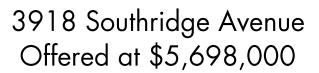
#### **BELLEYUE** Realty Group®













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.



# BRG

#### **BELLEYUE** Realty Group®

			3918 SOUTH	IRIDGE AVE	NUE		Residential	
R3057875			West	Vancouver			\$5,698,0	000 (LP) 🚥
Board: V				ayridge				(SP) M
House/Single Family			V	7V 3J1				(31)
THE PERSON NAMED IN			Sold Date:		If new, GST/	HST inc?:	Original Price: 5	5,698,000
Mary Charles William			Meas. Type:	Feet	Bedrooms:	5	Approx. Year Bu	
THE STREET STREET		1 3 B	Frontage(feet):		Bathrooms:	8	Age:	10
The state of the s								
			Frontage(metre		Full Baths:	6	Zoning:	RS3
			Depth / Size:	206.60 IRR		2	Gross Taxes:	\$30,603.4
			Lot Area (sq.ft.)	50	Rear Yard Ex	0	For Tax Year:	2025
121.5			Lot Area (acres)	): <b>0.37</b>	P.I.D.: (	009-321-934	Tax Inc. Utilities	
The state of the s	43		Flood Plain:				Tour: Virtual 1	Tour URL
		The same of	View:	Yes: specta	cular water & c	ity views		
25 15 15 1	居国 1		Complex/Subdiv	<i>/</i> :				
	是到 學 經	, "ALL THE	First Nation Res					
	1	Tigo.	Services Connect		, Natural Gas, V			
			Sewer Type: C	ity/Municipal	Water Su	oply: City/Munic	cipal	
tyle of Home: 3 Storey				Total Parking: 4	Covered Parkin	g: <b>2</b> Parking A	Access: Front	
onstruction: Frame - Wo	ood			Parking: Garage				
xterior: Stucco oundation: Concrete Po	ovimotov			Driveway Finish: Dist. to Public Tra		Diet t	o Cabool Pust Non	
Concrete Pi	erimeter			Title to Land: F			o School Bus: <b>Nea</b> Land Lease Exp	
enovations:			Reno. Year:	Property Disc.: Y		ita	Laria Lease Exp	ny rear.
of Fireplaces:3 R.I. F	ireplaces:		Rain Screen: Full	Fixtures Leased: N				
ireplace Fuel: Natural Gas			Metered Water:					
uel/Heating: Hot Water,	기계 경기 이 아이들 한 맛있다고 하지만 없었다. 하는 어디어	adiant	R.I. Plumbing:	Fixtures Rmvd: N	lo :			
Outdoor Area: Balcny(s) P	atio(s) Dck(s)			et ende		344-11/3451		
ype of Roof: Asphalt eagl: LOT 27, BLOCK 11, PLA					ardwood, Wall/	Wall/Mixed		
eyal. Lot 17, block 11, 1 LA					CT			
province notify (in the contract of the contra	<u>\$</u>	der 201 333, d	ROOF I, NEW WESTINE	NSTER LAND DISTRO	ст			
Amenities: Air Cond./C	Central, Elevato			NOTER CARD DISTRI	ст			
	Central, Elevato	r, Swirlpool/	Hot Tub		ст			
ite Influences: Central Loc	Central, Elevato	r, Swirlpool/ on Nearby, S	Hot Tub hopping Nearby, Sl	ki Hill Nearby		ol Vacuum - Rui	lt In	
ite Influences: Central Loc	Central, Elevato	r, Swirlpool/ on Nearby, S	Hot Tub	ki Hill Nearby		ol, Vacuum - Buil	lt In	
ite Influences: <b>Central Loc</b> eatures: <b>Air Conditio</b>	Central, Elevato ation, Recreationing, CithWsh,	r, Swirlpool/ on Nearby, Sl Dryr/Frdg/S	Hot Tub nopping Nearby, Si tve/DW, Heat Rec	ki Hill Nearby ov. Vent., Hot Ti	ıb Spa/Swirlpoo	000 5000000 CE		Bathrooms
ite Influences: Central Loc eatures: Air Condition inished Floor (Main):	Central, Elevato	r, Swirlpool/ on Nearby, S	Hot Tub hopping Nearby, Sl	ki Hill Nearby	ub Spa/Swirlpoo	ol, Vacuum - Buil pe alk-In Closet	lt In  Dimensions 5'9 x 5'3	Bathrooms Floor #P
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Full video tour at www.ericchristiansen.com

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

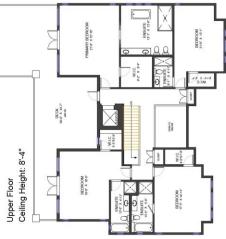


### **BELLEYUE** Realty Group®



LIVING AREA	7,610 SF	<b>AUXILIARY AREA</b>	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
		CARPORT	315 SF
		STORAGE	51 SF









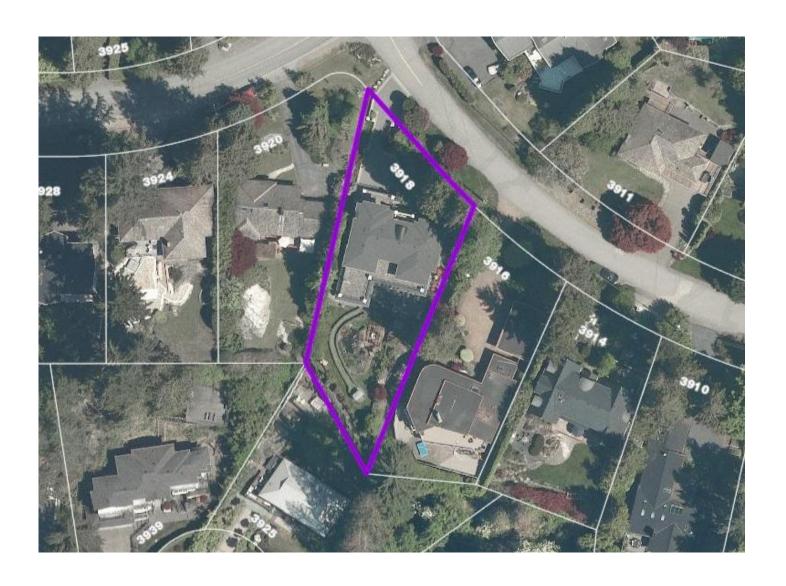
Valid Until: June 25, 2026
Midmensions are approximate and not suitable for architectural/construenteeling purposes only. The measurements are approximate within a







## **BELLEYUE** Realty Group®





2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1