



4795 Westwood Drive Offered at \$3,793,000

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.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3037913Board: V
House/Single Family**4795 WESTWOOD DRIVE**West Vancouver
Cypress Park Estates
V7S 3B5

Residential Detached

\$3,793,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,798,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**
 Frontage(feet): **149.51** Bathrooms: **4** Age: **37**
 Frontage(metres): **45.57** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **122.60 IRR** Half Baths: **1** Gross Taxes: **\$10,285.04**
 Lot Area (sq.ft.): **13,240.00** Rear Yard Exp: **South** For Tax Year: **2025**
 Lot Area (acres): **0.30** P.I.D.: **005-287-251** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: spectacular water & island**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2016**
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

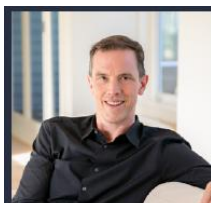
Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add, Parking Avail., Garage, Double**
 Driveway Finish: **Paving Stone**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Land Lease Expiry Year:

Legal: **LOT 5, BLOCK 3, PLAN VAP21001, DISTRICT LOT 773, NEW WESTMINSTER LAND DISTRICT**Amenities: **Air Cond./Central**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Oven - Built In, Range Top, Refrigerator, Wine Cooler**

Finished Floor (Main):	1,638	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,340	Main	Living Room	18'1 x 15'1	Below	Utility	17'4 x 6'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'7 x 12'8			x	Main 2
Finished Floor (Below):	1,221	Main	Kitchen	23'10 x 12'5			x	Above 6
Finished Floor (Basement):	0	Main	Family Room	16'4 x 15'0			x	Above 4
Finished Floor (Total):	4,199 sq. ft.	Main	Office	14'3 x 12'1			x	Below 3
Unfinished Floor:	0	Main	Laundry	9'4 x 6'11			x	
Grand Total:	4,199 sq. ft.	Above	Primary Bedroom	21'11 x 14'2			x	
		Above	Walk-In Closet	10'5 x 7'4			x	
		Above	Bedroom	12'10 x 13'5			x	
		Above	Bedroom	12'1 x 9'6			x	
		Below	Bedroom	20'8 x 9'11			x	
		Below	Recreation Room	17'1 x 14'9			x	
		Below	Gym	15'9 x 11'5			x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group****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.

**ERIC CHRISTIANSEN**

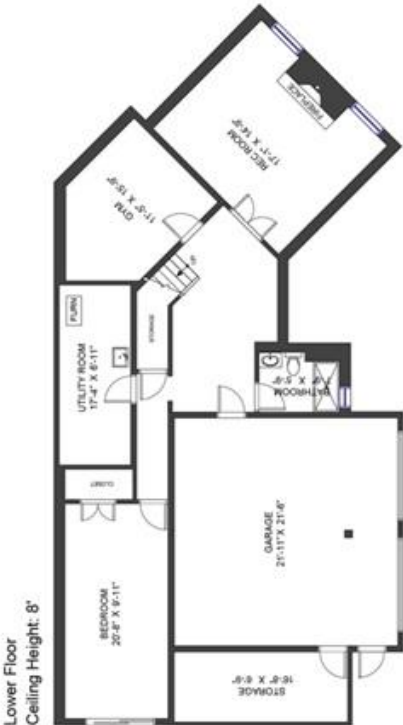
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4795 Westwood Drive
West Vancouver, BC

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

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 state plan. It might include unfurnished area.
We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z765-2003 method.



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