




4228 Rockridge Crescent Offered at \$4,398,000

A car lover's dream. This 4,982 sq. ft. home offers 4 bedrooms, 5 bathrooms, and spectacular ocean views on a private 1.26-acre lot backing onto a lush greenbelt. The main floor is filled with natural light and features view-facing living and dining areas, a bright kitchen, and two bedrooms including a primary suite with solarium and spa-like ensuite. The lower level includes two additional bedrooms, a recreation room, indoor pool, hot tub, sauna, and potential nanny suite. Two garages provide parking for up to SEVEN cars plus a level driveway for five more. Other features include air-conditioning and generator. Ideally located minutes to Caulfeild Village, Caulfeild Elementary, and Rockridge Secondary.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3080590 Board: V House/Single Family	4228 ROCKRIDGE CRESCENT West Vancouver Rockridge V7W 1B1	Residential Detached \$4,398,000 (LP) (SP) M	
	Sold Date: Meas. Type: Feet Frontage(feet): 51.99 Frontage(metres): 15.85 Depth / Size: 449.15 IRR Lot Area (sq.ft.): 54,886.00 Lot Area (acres): 1.26 Flood Plain: View: Yes: water and mountain Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 5 Full Baths: 4 Half Baths: 1 Rear Yard Exp: Northeast P.I.D.: 005-219-086 Original Price: \$4,998,000 Approx. Year Built: 1987 Age: 39 Zoning: RS10 Gross Taxes: \$10,813.38 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL Water Supply: City/Municipal	
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Brick, Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Electric, Natural Gas Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt	Total Parking: 12 Covered Parking: 7 Parking Access: Front Parking: Garage; Double, Garage; Triple Driveway Finish: 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: : Floor Finish: Tile, Wall/Wall/Mixed	Legal: LOT 13, BLOCK 5, PLAN VAP12792, DISTRICT LOT 583, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 887	
Amenities: Air Cond./Central, Elevator, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub	Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby	Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave, Range Top, Vacuum - Built In	
Finished Floor (Main): 2,742 Finished Floor (Above): 2,240 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 4,982sq. ft. Unfinished Floor: 0 Grand Total: 4,982sq. ft. Flr Area (Det'd 2nd Res): sq. ft.	Floor Type Dimensions Above Living Room 22'5 x 17'4 Above Dining Room 13'4 x 11'0 Above Kitchen 14'2 x 13'3 Above Eating Area 11'3 x 9'11 Above Primary Bedroom 17'2 x 14'3 Above Walk-In Closet 18'7 x 5'8 Above Bedroom 14'10 x 14'3 Above Solarium 12'5 x 6'2 Above Laundry 14'10 x 8'10 Main Living Room 9'4 x 9'0 Main Kitchen 8'4 x 7'7 Main Eating Area 10'0 x 8'2 Main Bedroom 11'8 x 9'7	Floor Type Dimensions Main Walk-In Closet 10'7 x 2'11 Main Bedroom 11'2 x 10'5 Main Office 12'4 x 10'7 Main Recreation Room 26'11 x 25'4 Main Family Room 15'1 x 13'11 Main Bar Room 14'3 x 8'10 Main Sauna 10'4 x 10'11 Main Mud Room 11'2 x 6'0 Main Foyer 13'8 x 12'6 Main Workshop 21'8 x 19'1 Main Utility 8'2 x 6'8 Main Utility 7'10 x 7'6 x	Bathrooms Floor #Pcs Main 4 Main 3 Above 2 Above 3
Suite: Basement: None	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:	
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 2 # of Rooms: 25	Listing Broker(s): Bellevue Realty Group	Macdonald Realty	

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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BRG

4228 ROCKRIDGE CRESCENT WEST VANCOUVER, BC

3 BEDROOMS + DEN + OFFICE + SOLARIUM + 4 1/2 BATHROOMS

MAIN FLOOR: 2,742 SQ.FT.

UPPER FLOOR: 2,240 SQ.FT.

TOTAL INTERIOR: 4,982 SQ.FT.

ATTACHED GARAGE: 1,726 SQ.FT.

EXTERIOR LIVING: 1,938 SQ.FT.

MAIN FLOOR - 2,742 SQ.FT.
CEILING HEIGHT: 8'-9"



UPPER FLOOR - 2,240 SQ.FT.
CEILING HEIGHT: 8'-0" TO 11'-8"



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.

OPTIMUM
FLOOR PLAN DESIGNS



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