



## 4228 Rockridge Crescent Offered at \$4,998,000

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**

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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

**\$4,998,000 (LP)**

(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1987</b>
Frontage(feet): <b>51.99</b>	Bathrooms: <b>5</b>	Age: <b>39</b>
Frontage(metres): <b>15.85</b>	Full Baths: <b>4</b>	Zoning: <b>RS10</b>
Depth / Size: <b>449.15 IRR</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,813.38</b>
Lot Area (sq.ft.): <b>54,886.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>1.26</b>	P.I.D.: <b>005-219-086</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <a href="#">Virtual Tour URL</a>
View: <b>Yes: water and mountain</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

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: **Balcony(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**  
No Fixtures Leased: **No** :  
R.I. Plumbing: 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):	<b>2,742</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>2,240</b>	Above	Living Room	22'5 x 17'4	Main	Walk-In Closet	10'7 x 2'11	Floor
Finished Floor (AbvMain2):	<b>0</b>	Above	Dining Room	13'4 x 11'10	Main	Bedroom	11'2 x 10'5	Main
Finished Floor (Below):	<b>0</b>	Above	Kitchen	14'2 x 13'3	Main	Office	12'4 x 10'7	Main
Finished Floor (Basement):	<b>0</b>	Above	Eating Area	11'3 x 9'11	Main	Recreation Room	26'11 x 25'4	Above
Finished Floor (Total):	<b>4,982sq. ft.</b>	Above	Primary Bedroom	17'2 x 14'3	Main	Family Room	15'1 x 13'11	Above
Unfinished Floor:	<b>0</b>	Above	Walk-In Closet	18'7 x 5'8	Main	Bar Room	14'3 x 8'10	Above
Grand Total:	<b>4,982sq. ft.</b>	Above	Bedroom	14'10 x 14'3	Main	Sauna	10'4 x 10'11	Above
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	Above	Solarium	12'5 x 6'2	Main	Mud Room	11'2 x 6'0	
Suite:		Above	Laundry	14'10 x 8'10	Main	Foyer	13'8 x 12'6	
Basement: <b>None</b>		Main	Living Room	9'4 x 9'0	Main	Workshop	21'8 x 19'1	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Main	Kitchen	8'4 x 7'7	Main	Utility	8'2 x 6'8	
# of Kitchens: <b>2</b>	# of Rooms: <b>25</b>	Main	Eating Area	10'0 x 8'2	Main	Utility	7'10 x 7'6	
		Main	Bedroom	11'8 x 9'7			x	
			Manuf Type:		Registered in MHR?:		PAD Rental:	
			MHR#:		CSA/BCE:		Maint. Fee:	
			ByLaw Restrictions:					

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

**Macdonald Realty**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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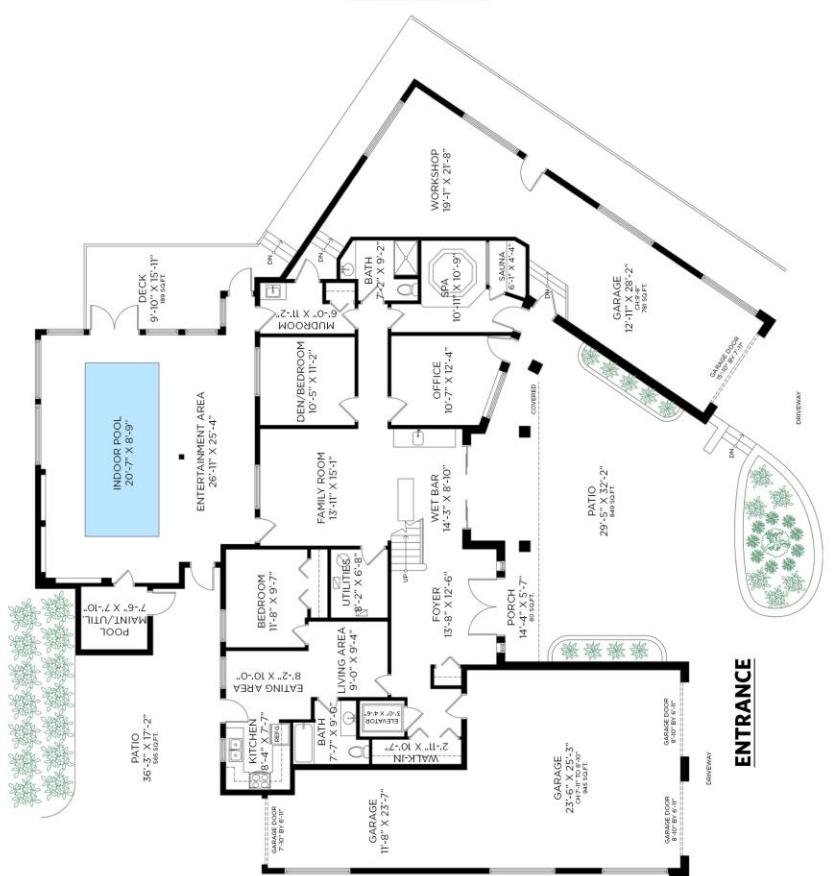
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**4228 ROCKRIDGE CRESCENT**

WEST VANCOUVER, BC

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

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



**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.

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



**OPTIMUM**  
 FLOOR PLAN DESIGNS

Floor plan not suitable for architectural/construction purposes. ANSI Z7.65 stand used to calculate square footage. Buyer to verify. E&O issued for \$100,000.

0'-0" 4'-0" 10'-0"



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