



4270 Rockridge Place Offered at \$5,480,000

This extensively renovated 7,583 sq. ft., 8 bedroom, 6 bathroom, view home is situated on a private 29,621 sq. ft. property on a level cul-de-sac on prestigious Rockridge Place. An absolutely stunning home from the street appeal to the grand entrance, deluxe open plan kitchen, and feature dining area with vaulted ceilings and fireplace. Features include air conditioning, extensive millwork, steam shower in primary suite, huge gated auto court and hot tub. Enjoy the numerous decks and patios to soak in the sun from this south west facing property. A grand mansion in an incredible neighborhood that is an absolute pleasure to show.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3089391

Board: V
House/Single Family

4270 ROCKRIDGE PLACE

West Vancouver
Rockridge
V7W 2Y4

Residential Detached

\$5,480,000 (LP)

(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,480,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1996
Frontage(feet): 44.21	Bathrooms: 6	Age: 30
Frontage(metres): 13.48	Full Baths: 5	Zoning: RS3
Depth / Size: 260.03 (IRR)	Half Baths: 1	Gross Taxes: \$23,707.21
Lot Area (sq.ft.): 29,621.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.68	P.I.D.: 005-927-749	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: spectacular water & city views		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type:		Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **5** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
Type of Roof: **Wood**

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **Near**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Dist. to School Bus: **Near**
Land Lease Expiry Year:

Legal: **LOT 24, BLOCK 5, PLAN VAP12792, DISTRICT LOT 583, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,691	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,207	Main	Living Room	18'10 x 18'0	Above	Bedroom	14'11 x 12'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'10 x 16'0	Above	Bedroom	13'7 x 12'11	Main 2
Finished Floor (Below):	2,685	Main	Kitchen	15'3 x 14'10	Above	Bedroom	12'7 x 12'3	Above 6
Finished Floor (Basement):	0	Main	Eating Area	15'1 x 13'4	Above	Bedroom	11'10 x 11'10	Above 4
Finished Floor (Total):	7,583sq. ft.	Main	Family Room	14'7 x 14'7	Above	Laundry	8'6 x 7'9	Above 4
Unfinished Floor:	0	Main	Office	14'11 x 12'5	Below	Recreation Room	35'11 x 18'3	Below 4
Grand Total:	7,583sq. ft.	Main	Mud Room	13'8 x 12'11	Below	Games Room	17'11 x 15'6	Below 5
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	8'6 x 4'3	Below	Bedroom	15'0 x 13'11	
Suite: None		Main	Pantry	8'5 x 5'7	Below	Walk-In Closet	8'7 x 7'1	
Basement: None		Main	Foyer	9'11 x 9'8	Below	Bedroom	14'0 x 12'2	
Crawl/Bsmt. Height:	# of Levels: 3	Above	Primary Bedroom	12'7 x 12'3	Below	Bedroom	13'2 x 11'9	
# of Kitchens: 1	# of Rooms: 26	Above	Walk-In Closet	8'1 x 7'4	Below	Wine Room	7'6 x 4'11	
		Above	Walk-In Closet	7'9 x 4'11	Below	Storage	13'8 x 8'4	
Manuf 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.

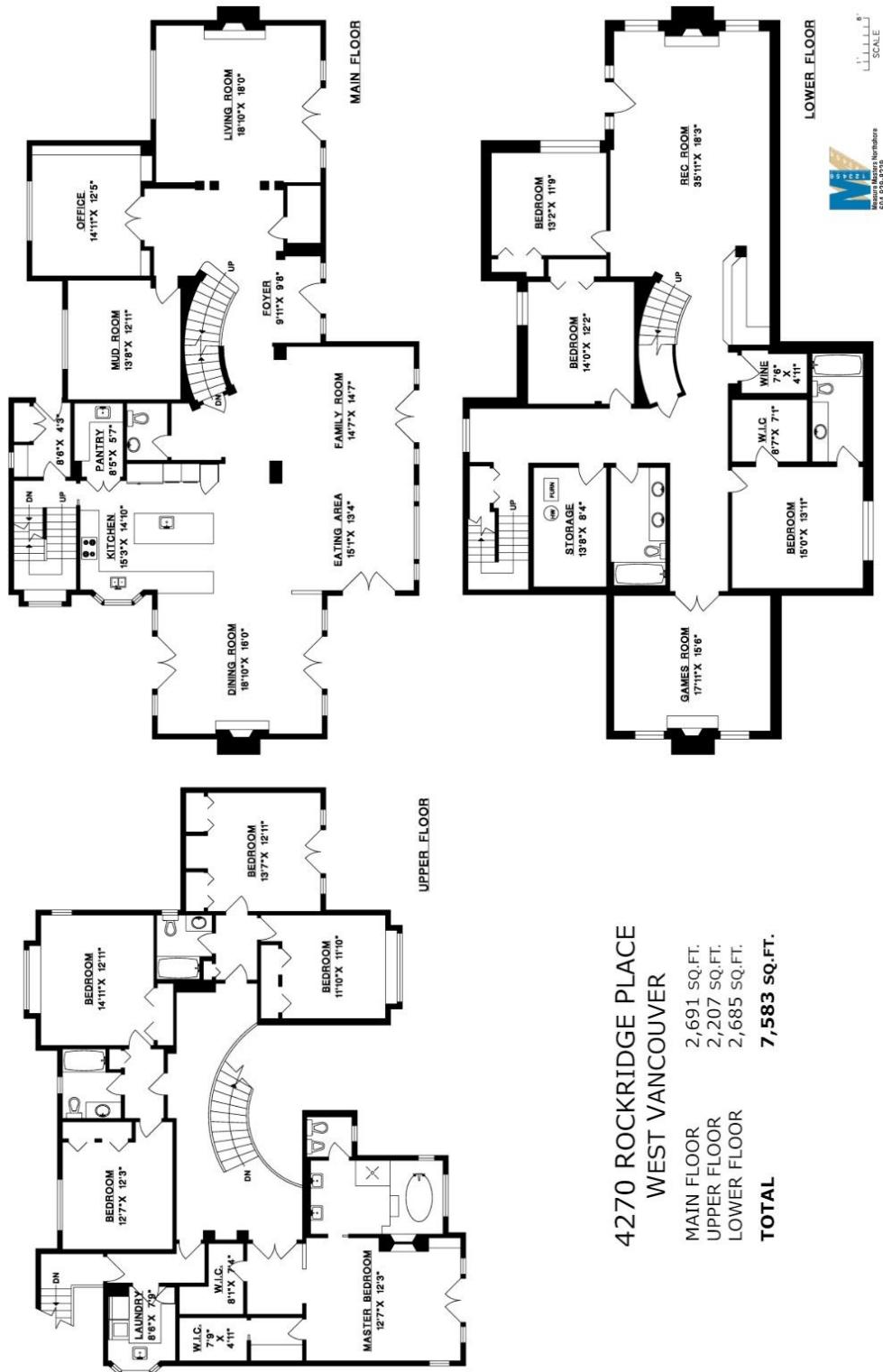


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4270 ROCKRIDGE PLACE
WEST VANCOUVER

MAIN FLOOR	2,691 SQ.FT.
UPPER FLOOR	2,207 SQ.FT.
LOWER FLOOR	2,685 SQ.FT.
TOTAL	7,583 SQ.FT.



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4270 Rockridge Place – Features & Updates

- Location: Stunning home situated on a quiet cul-de-sac, ensuring minimal traffic and complete privacy.
- Bathroom Updates: All bathrooms have been recently updated, with the Primary Bath featuring a luxurious steam shower and rainfall shower.
- Kitchen: High-end kitchen imported from Germany (Leicht) equipped with all Miele appliances, which are still under warranty. Additionally, there's a spacious walk-in pantry for added storage convenience.
- Water Filtration: Dual water filtration system installed throughout the entire house.
- Central Audio: Enjoy centralized audio system throughout the house for enhanced entertainment experience.
- Central Air Conditioning: Stay cool and comfortable with central air conditioning installed.
- Floor Heating: Enjoy cozy warmth with floor heating installed throughout the house.
- Efficient Heating System: Installed in 2017, the heating system ensures efficient and cost-effective heating during colder months.
- Outdoor Gas Fireplace: Relax or entertain outdoors with the convenience of an outdoor gas fireplace.
- Multiple Gas Fireplaces: The house boasts a total of 5 gas fireplaces, providing warmth and ambiance in various living spaces.
- Spacious Bedrooms: All bedrooms are generously sized, offering ample space and comfort.
- EV charger in Garage: Convenient charging for electric vehicles at home.

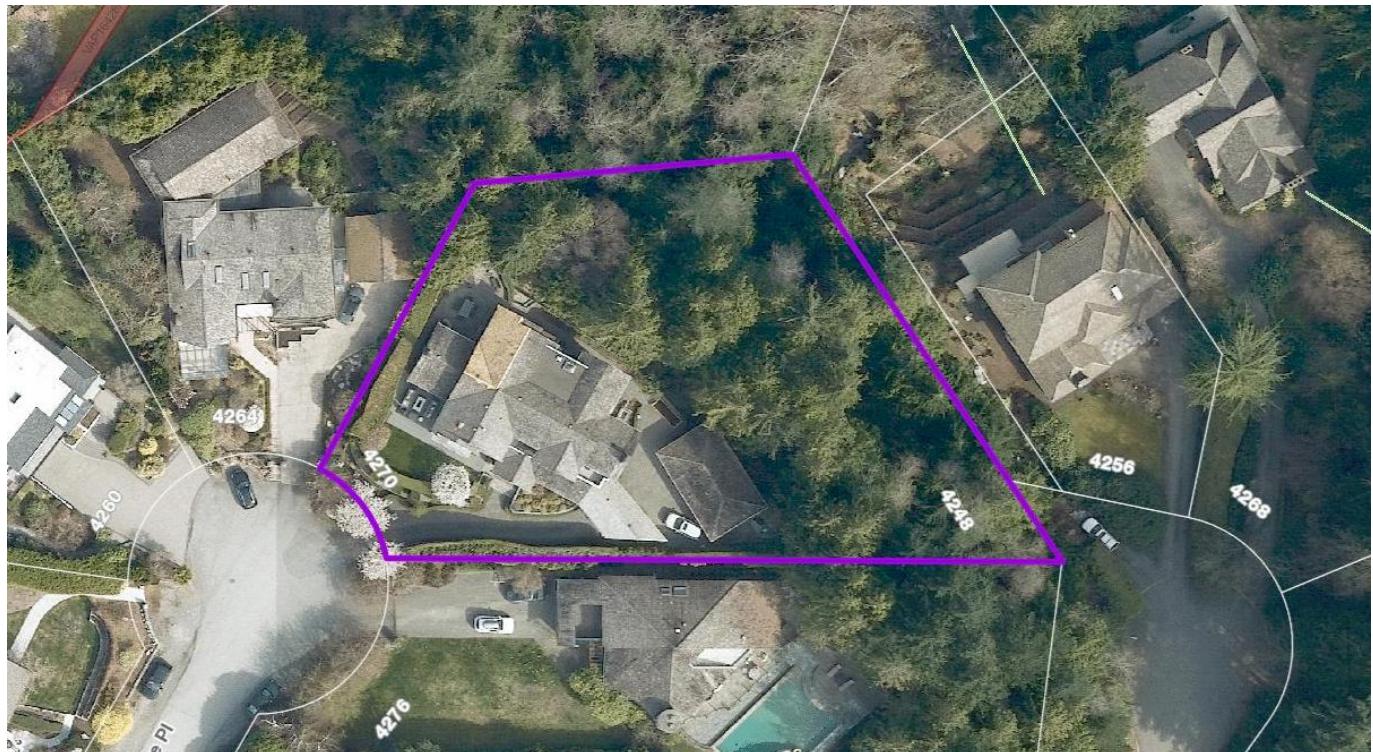
This list showcases the impressive array of features and updates that make this home comfortable, luxurious, and perfect for both relaxation and entertainment.



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