



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.




ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
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: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**
 Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 Driveway Finish: **Paving Stone**
 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: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

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
		Main	Family Room	14'7 x 14'7	Above	Laundry	8'6 x 7'9	Above	4
Finished Floor (Total):	7,583sq. ft.	Main	Office	14'11 x 12'5	Below	Recreation Room	35'11 x 18'3	Below	4
Unfinished Floor:	0	Main	Mud Room	13'8 x 12'11	Below	Games Room	17'11 x 15'6	Below	5
Grand Total:	7,583sq. ft.	Main	Mud Room	8'6 x 4'3	Below	Bedroom	15'0 x 13'11		
		Main	Pantry	8'5 x 5'7	Below	Walk-In Closet	8'7 x 7'1		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9'11 x 9'8	Below	Bedroom	14'0 x 12'2		
Suite: None		Above	Primary Bedroom	12'7 x 12'3	Below	Bedroom	13'2 x 11'9		
Basement: None		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		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 26	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

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

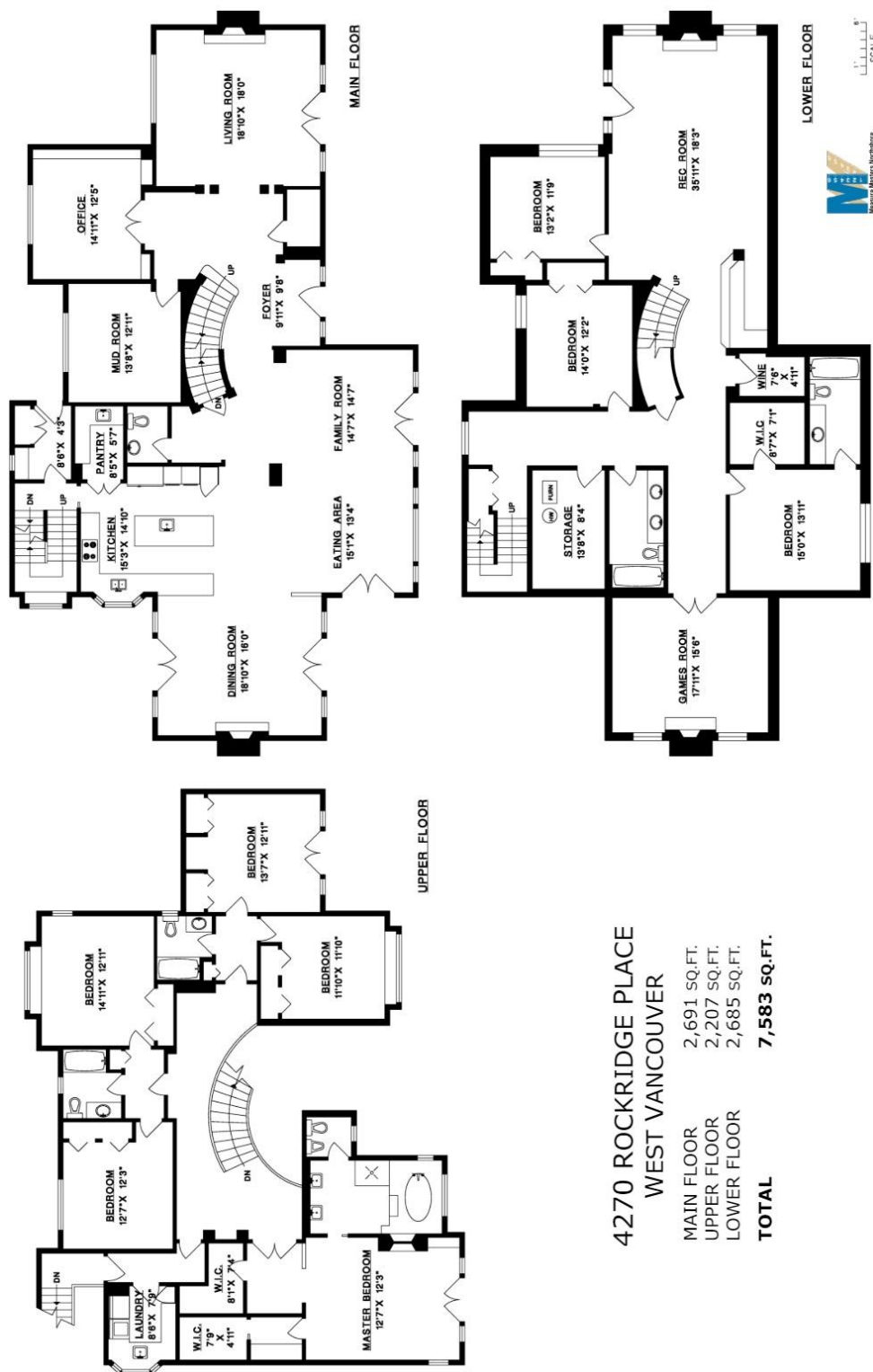
Full video tour at www.ericchristiansen.com

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



ERIC CHRISTIANSEN
 GROUP
eric@ericchristiansen.com

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



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

BRG