



## 3918 Southridge Avenue Offered at \$5,690,000

Enjoy beautiful views from this custom-built luxury home offering 7,610 sq. ft. of refined living on a 16,118 sq. ft. lot. Upstairs features 4 spacious bedrooms, each with ensuite bath and a spa-like master retreat. The lower level includes a gym, sauna, steam shower, media room, games room, wine room and an additional bedroom. Expansive indoor living areas open to a massive 2,806 sq. ft. sun-drenched deck and professionally designed garden with water feature and hot tub. High-end finishes throughout including elevator, air conditioning, HRV, radiant floor heating, and French limestone exterior. Situated in a top school catchment of West Bay Elementary & Rockridge Secondary and minutes to private schools.





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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R3111762**Board: V  
House/Single Family**3918 SOUTHRIDGE AVENUE**West Vancouver  
Bayridge  
V7V 3J1

Residential Detached

**\$5,690,000** (LP)   
(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$5,690,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2015**  
 Frontage(feet): **112.20** Bathrooms: **8** Age: **11**  
 Frontage(metres): **34.20** Full Baths: **6** Zoning: **RS3**  
 Depth / Size: **206.60 IRR** Half Baths: **2** Gross Taxes: **\$30,603.45**  
 Lot Area (sq.ft.): **16,118.00** Rear Yard Exp: **South** For Tax Year: **2025**  
 Lot Area (acres): **0.37** P.I.D.: **009-321-934** Tax Inc. Utilities?:  
 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: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen: **Full**  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 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 27, BLOCK 11, PLAN VAP10678, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: **Air Cond./Central, Elevator, Swirlpool/Hot Tub**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Vacuum - Built In**

Finished Floor (Main):	2,889	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,115	Main	Living Room	21'5 x 18'10	Above	Walk-In Closet	5'9 x 5'3	Floor #Pcs
Finished Floor (AbvMain2):	2,606	Main	Dining Room	17'10 x 17'5	Above	Bedroom	17'5 x 14'11	Main 2
Finished Floor (Below):	0	Main	Kitchen	22'10 x 10'7	Above	Walk-In Closet	7'8 x 4'0	Above 8
Finished Floor (Basement):	0	Main	Wok Kitchen	11'0 x 8'2	Below	Bedroom	13'0 x 11'4	Above 3
Finished Floor (Total):	7,610sq. ft.	Main	Eating Area	27'7 x 16'6	Below	Recreation Room	19'4 x 17'8	Above 5
Unfinished Floor:	0	Main	Family Room	20'9 x 18'5	Below	Games Room	22'10 x 14'6	Above 5
Grand Total:	7,610sq. ft.	Main	Office	17'0 x 13'5	Below	Media Room	22'5 x 16'9	Below 2
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	11'10 x 11'0	Below	Bar Room	17'6 x 6'2	Below 4
Suite:		Above	Primary Bedroom	21'8 x 15'10	Below	Wine Room	18'4 x 4'0	Below 3
Basement:None		Above	Walk-In Closet	8'4 x 8'2	Below	Gym	13'8 x 10'3	
		Above	Bedroom	21'8 x 13'1	Below	Sauna	6'4 x 6'2	
		Above	Walk-In Closet	6'11 x 3'7	Below	Laundry	10'0 x 8'7	
		Above	Bedroom	18'8 x 18'0			x	

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **2** # of Rooms: **25**

Manuf Type: Registered in MHR?:  
 MHR#: CSA/BCE: PAD Rental:  
 ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Bellevue Realty Group**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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3918 Southridge Avenue  
West Vancouver, BC

LIVING AREA	7,610 SF	AUXILIARY AREA	3,782 SF
MAIN FLOOR	2,889 SF	DECK	2,806 SF
UPPER FLOOR	2,115 SF	PORCH	165 SF
LOWER FLOOR	2,606 SF	GARAGE	445 SF
		CARPORIT	315 SF
		STORAGE	51 SF



Valid Until: June 25, 2026



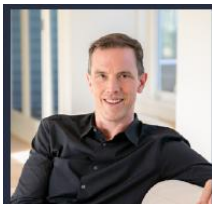
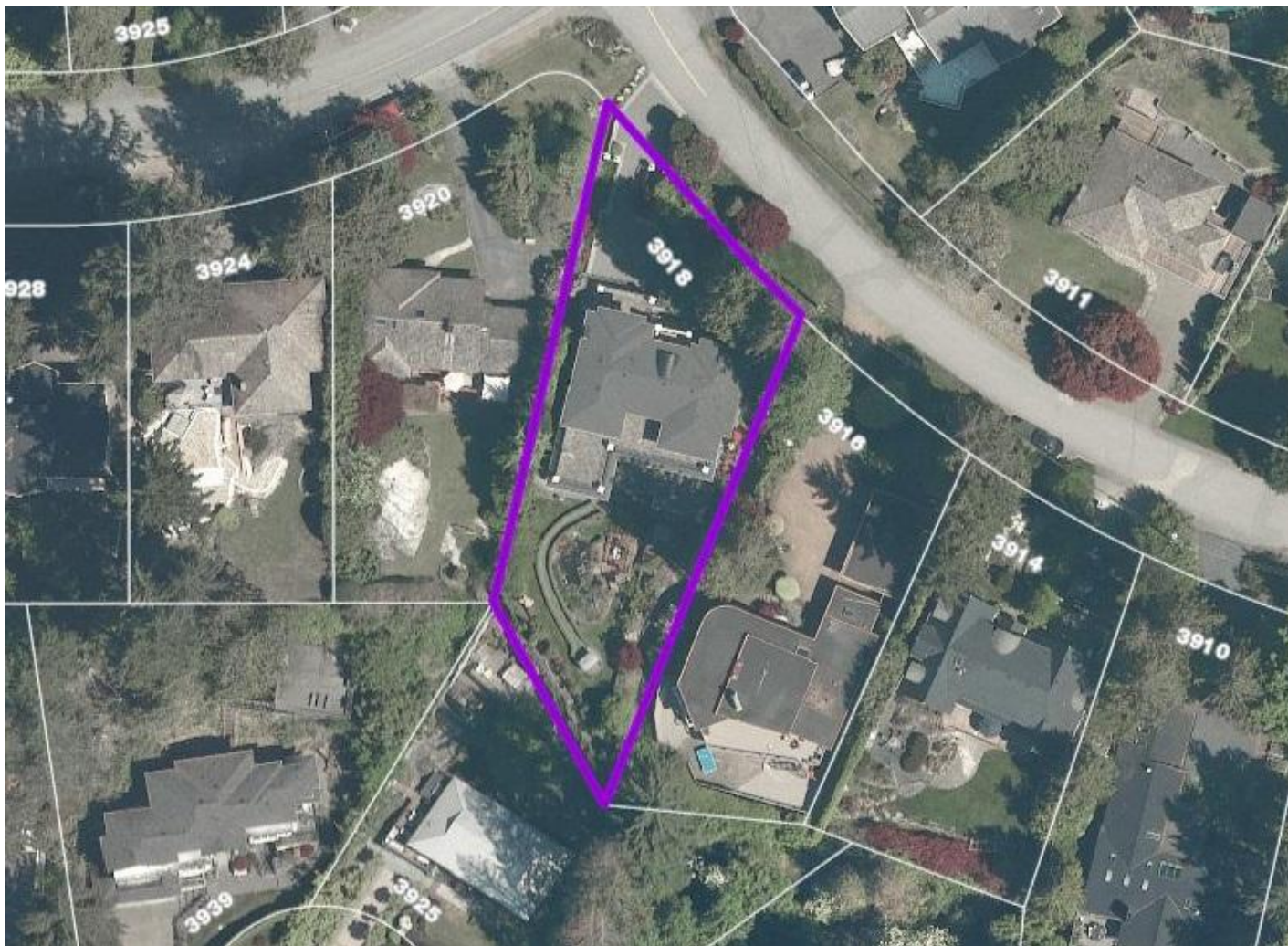
All dimensions are approximate and not suitable for architectural/construction use.  
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.  
Total square footage might be kept consistent with strata plan. It might include unfinished area.  
We have no guarantee or warranty of the degree of room files. Area is calculated per ANSI Z765-2003 method.



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