




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 R3057875 Board: V House/Single Family	3918 SOUTHRIDGE AVENUE West Vancouver Bayridge V7V 3J1	Residential Detached \$5,690,000 (LP) (SP) M	
	Sold Date: Meas. Type: Feet Frontage(feet): 112.20 Frontage(metres): 34.20 Depth / Size: 206.60 IRR Lot Area (sq.ft.): 16,118.00 Lot Area (acres): 0.37 Flood Plain: View: Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new, GST/HST inc?: Bedrooms: 5 Bathrooms: 8 Full Baths: 6 Half Baths: 2 Rear Yard Exp: South P.I.D.: 009-321-934 Original Price: \$5,698,000 Approx. Year Built: 2015 Age: 11 Zoning: RS3 Gross Taxes: \$30,603.45 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL	
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	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 Finished Floor (Above): 2,115 Finished Floor (AbvMain2): 2,606 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 7,610sq. ft. Unfinished Floor: 0 Grand Total: 7,610sq. ft. Flr Area (Det'd 2nd Res): sq. ft.	Floor Type Dimensions Main Living Room 21'5 x 18'10 Main Dining Room 17'10 x 17'5 Main Kitchen 22'10 x 10'7 Main Wok Kitchen 11'0 x 8'2 Main Eating Area 27'7 x 16'6 Main Family Room 20'9 x 18'5 Main Office 17'0 x 13'5 Main Foyer 11'10 x 11'0 Above Primary Bedroom 21'8 x 15'10 Above Walk-In Closet 8'4 x 8'2 Above Bedroom 21'8 x 13'1 Above Walk-In Closet 6'11 x 3'7 Above Bedroom 18'8 x 18'0	Floor Type Dimensions Above Walk-In Closet 5'9 x 5'3 Above Bedroom 17'5 x 14'11 Above Walk-In Closet 7'8 x 4'0 Below Bedroom 13'0 x 11'4 Below Recreation Room 19'4 x 17'8 Below Games Room 22'10 x 14'6 Below Media Room 22'5 x 16'9 Below Bar Room 17'6 x 6'2 Below Wine Room 18'4 x 4'0 Below Gym 13'8 x 10'3 Below Sauna 6'4 x 6'2 Below Laundry 10'0 x 8'7 x	Bathrooms Floor #Pcs Main 2 Above 8 Above 3 Above 5 Above 5 Below 2 Below 4 Below 3
Suite: Basement: None	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:	
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 2 # of Rooms: 25	Listing Broker(s): Bellevue Realty Group Royal Pacific Realty Corp.		

Full video tour at www.ericchristiansen.com

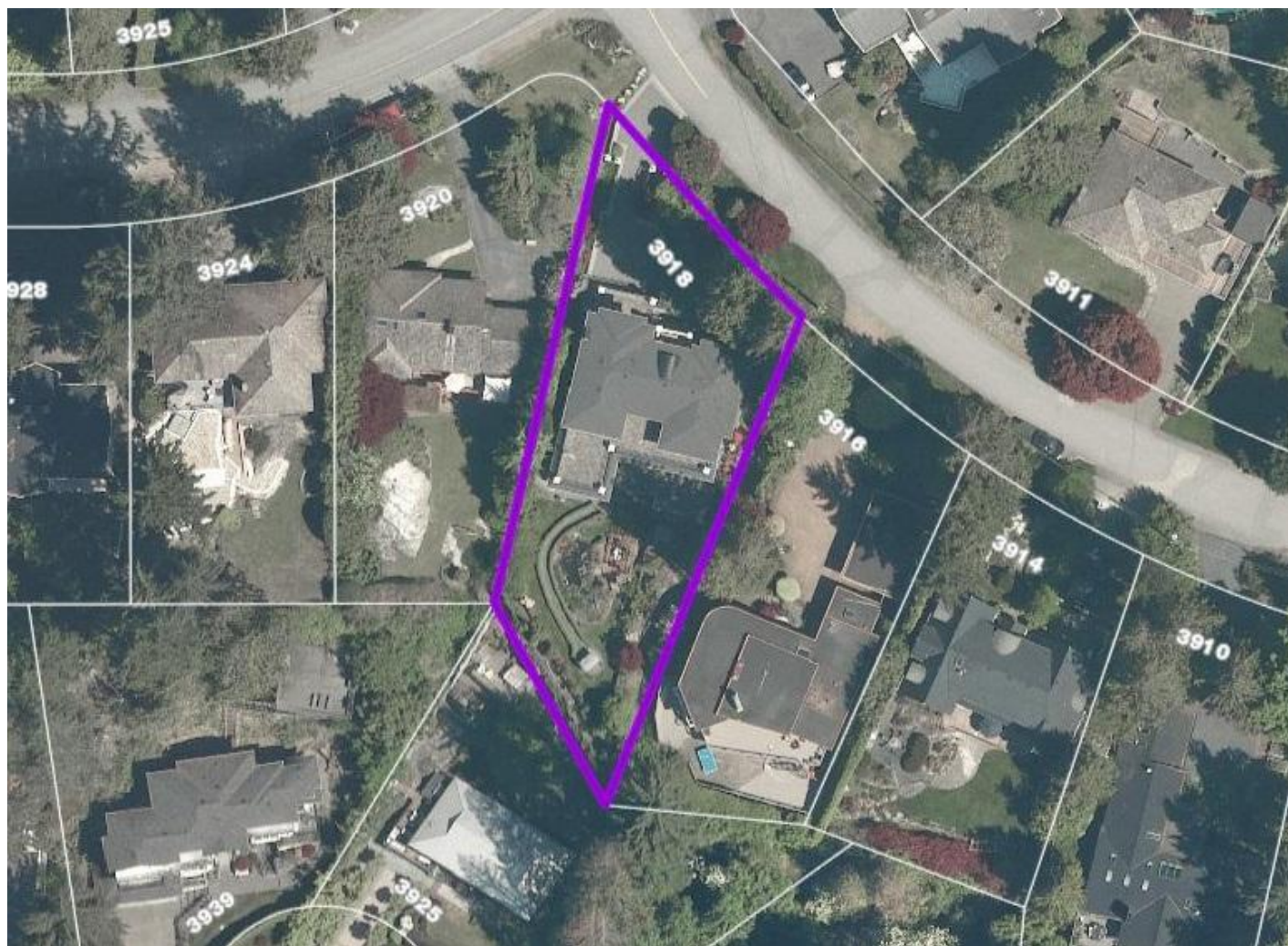
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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