

4228 Rockridge Crescent Offered at \$4,398,000

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.



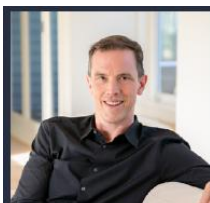
ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

Active R3122651 Board: V House/Single Family	4228 ROCKRIDGE CRESCENT West Vancouver Rockridge V7W 1B1	Residential Detached \$4,398,000 (LP) (SP)																																																																																																																														
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<p>Amenities: Air Cond./Central, Elevator, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub</p>																																																																																																																																
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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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4228 ROCKRIDGE CRESCENT WEST VANCOUVER, BC

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

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.

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



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



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.



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