



3955 Viewridge Place Offered at \$3,249,000

This is the quintessential family home with 5 bedrooms and 3 bathrooms on the top floor. Offering 4,106 sq. ft. of living space, mostly on the top 2 levels of this 3 level home, large principle rooms for enjoying family and entertaining. The living room and family room open to a large Creekside deck, rolling lawns and incredible landscaping. Impeccably maintained and updated by the current owners of the last 19 years. Situated on a 18,296 sq. ft. property on a level cul de sac of gorgeous family homes in the heart of Bayridge.



ERIC CHRISTIANSEN
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Active R3118806 Board: V House/Single Family	3955 VIEWRIDGE PLACE West Vancouver Bayridge V7V 3K7	Residential Detached \$3,249,000 (LP) (SP)																																																																																																		
	Sold Date: Meas. Type: Feet Frontage(feet): 72.75 Frontage(metres): 22.17 Depth / Size: 205.60 IRR Lot Area (sq.ft.): 18,296.00 Lot Area (acres): 0.42 Flood Plain: View: : Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal	If new, GST/HST inc?: Bedrooms: 5 Bathrooms: 4 Full Baths: 3 Half Baths: 1 Rear Yard Exp: Northwest P.I.D.: 009-286-110 Original Price: \$3,249,000 Approx. Year Built: 1963 Age: 63 Zoning: RS3 Gross Taxes: \$6,413.32 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																																		
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas, Wood Fuel/Heating: Electric, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Asphalt 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, Tile	Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:																																																																																																		
Legal: LOT 36, BLOCK 11, PLAN VAP10836, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																				
Amenities: Garden																																																																																																				
Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																																				
Finished Floor (Main): 1,632 Finished Floor (Above): 1,914 Finished Floor (AbvMain2): 0 Finished Floor (Below): 560 Finished Floor (Basement): 0 Finished Floor (Total): 4,106 sq. ft. Unfinished Floor: 0 Grand Total: 4,106 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Basement: None	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>21'3 x 14'2</td> <td>Above</td> <td>Bedroom</td> <td>12'3 x 11'5</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>14'6 x 10'6</td> <td>Above</td> <td>Bedroom</td> <td>12'2 x 11'5</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>18'11 x 10'10</td> <td>Above</td> <td>Den</td> <td>13'5 x 9'3</td> <td>Above 6</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>18'2 x 13'2</td> <td>Above</td> <td>Laundry</td> <td>11'0 x 8'2</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Office</td> <td>13'10 x 10'2</td> <td>Below</td> <td>Recreation Room</td> <td>18'11 x 18'0</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Storage</td> <td>13'10 x 5'4</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Pantry</td> <td>7'1 x 6'5</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>8'0 x 7'5</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>15'3 x 12'7</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>5'5 x 5'1</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>5'5 x 5'1</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>15'4 x 11'5</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'5 x 10'6</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	21'3 x 14'2	Above	Bedroom	12'3 x 11'5	Floor #Pcs	Main	Dining Room	14'6 x 10'6	Above	Bedroom	12'2 x 11'5	Main 2	Main	Kitchen	18'11 x 10'10	Above	Den	13'5 x 9'3	Above 6	Main	Family Room	18'2 x 13'2	Above	Laundry	11'0 x 8'2	Above 4	Main	Office	13'10 x 10'2	Below	Recreation Room	18'11 x 18'0	Above 3	Main	Storage	13'10 x 5'4			x		Main	Pantry	7'1 x 6'5			x		Main	Foyer	8'0 x 7'5			x		Above	Primary Bedroom	15'3 x 12'7			x		Above	Walk-In Closet	5'5 x 5'1			x		Above	Walk-In Closet	5'5 x 5'1			x		Above	Bedroom	15'4 x 11'5			x		Above	Bedroom	14'5 x 10'6			x		Manufact Type: MHR#: ByLaw Restrictions:
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Crawl/Bsmt. Height: # of Kitchens: 1	# of Levels: 2 # of Rooms: 18	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:																																																																																																		
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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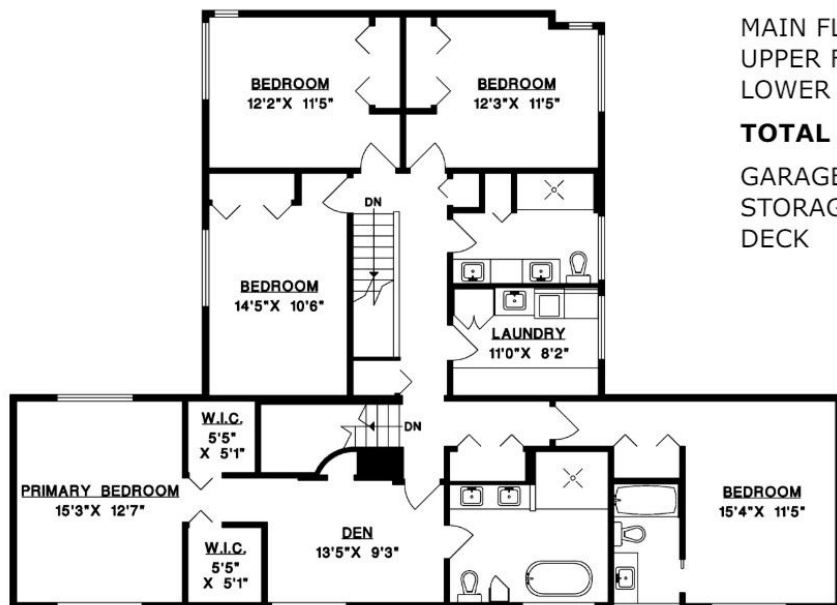
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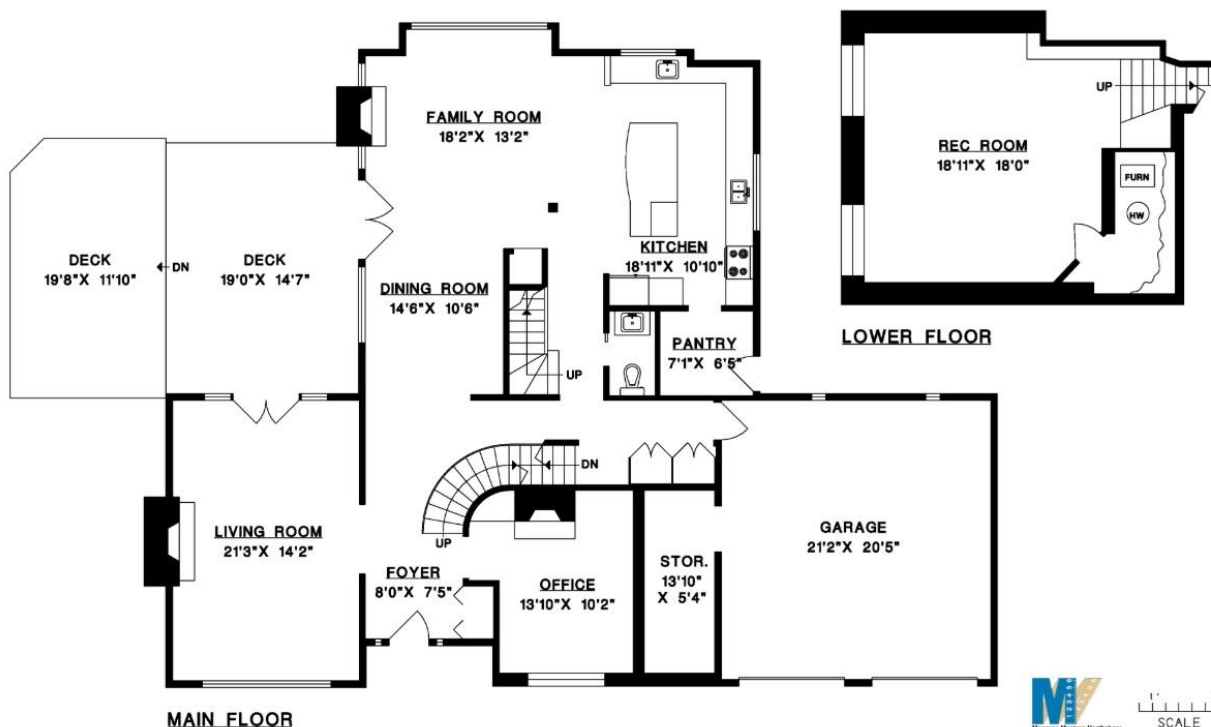
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3955 VIEWRIDGE PLACE
WEST VANCOUVER

MAIN FLOOR	1,632 SQ.FT.
UPPER FLOOR	1,914 SQ.FT.
LOWER FLOOR	560 SQ.FT.
TOTAL	4,106 SQ.FT.
GARAGE	464 SQ.FT.
STORAGE	87 SQ.FT.
DECK	506 SQ.FT.



UPPER FLOOR



MAIN FLOOR

LOWER FLOOR



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3955 Viewridge Place – Renovations & Updates

- 1st floor – new Kitchen with upgraded appliances, rich hard wood flooring, elegant baseboards, casing, crown mouldings, a cozy fireplace, Pantry, Powder Room and 5 new windows (2011)
- Ensuite & 2nd floor bathroom renovation with heated floors (2013)
- Installed new waterline from meter to house (2016)
- Garage/spare bedroom bathroom with heated floors (2017)
- New Deck (2018)
- Master bedroom, staircase (x 2) wood flooring & 2nd floor flooring (2020)
- New fireplace (family room) (2022)





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