




4222 Rockridge Road Offered at \$5,449,000

Gorgeous Bradner built home designed by Frits de Vries with beautiful ocean views. This renovated 4 bed + 6 bath home offers a spacious layout designed for easy indoor/outdoor living and entertaining with numerous patios and decks. The main floor presents a grand living, dining room, generous gourmet kitchen, eating nook, family room, den & guest bedroom. Upstairs includes 3 bedrooms, den, and a luxurious master suite with fireplace, private sitting area, additional den and balcony. Downstairs you'll find a bright walk out recreation room with wet bar, gym, media room, wine room and guest bedroom. Enjoy the beautiful pool, new hot tub and landscaped grounds of this spectacular residence. All situated on a level 13,504 sq. ft. property on one of West Vancouver's most prestigious streets.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3121886 Board: V House/Single Family		4222 ROCKRIDGE ROAD West Vancouver Rockridge V7W 1A4		Residential Detached \$5,449,000 (LP) (SP) M	
		Sold Date:		If new, GST/HST inc?:	
		Meas. Type: Feet		Bedrooms: 5	
		Frontage(feet): 81.23		Bathrooms: 6	
		Frontage(metres): 24.76		Full Baths: 5	
		Depth / Size: 142.85 IRR		Half Baths: 1	
		Lot Area (sq.ft.): 13,504.00		Rear Yard Exp: Southwest	
		Lot Area (acres): 0.31		P.I.D.: 004-913-574	
		Flood Plain:		Original Price: \$5,750,000	
		View: Yes: spectacular city & ocean		Approx. Year Built: 1997	
		Complex/Subdiv:		Age: 29	
		First Nation Reserve:		Zoning: RS3	
		Services Connected: Electricity, Natural Gas, Water		Gross Taxes: \$18,933.97	
		Sewer Type: City/Municipal		For Tax Year: 2025	
		Water Supply: City/Municipal		Tax Inc. Utilities?:	
				Tour: Virtual Tour URL	
Style of Home: 3 Storey		Total Parking: 5		Covered Parking: 3	
Construction: Frame - Wood		Parking: Garage; Triple		Parking Access: Front	
Exterior: Stone, Stucco		Driveway Finish: Paving Stone			
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Dist. to School Bus: Near	
Renovations:		Title to Land: Freehold NonStrata		Land Lease Expiry Year:	
# of Fireplaces: 3 R.I. Fireplaces:		Property Disc.: Yes			
Fireplace Fuel: Natural Gas		Fixtures Leased: No			
Fuel/Heating: Hot Water, Radiant		Fixtures Rmvd: No			
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood, Wall/Wall/Mixed			
Type of Roof: Wood					
Legal: LOT 4, BLOCK 4, PLAN VAP12792, DISTRICT LOT 583, NEW WESTMINSTER LAND DISTRICT					
Amenities: Garden, Pool; Outdoor, Swirlpool/Hot Tub					
Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby					
Features: Clothes Washer/Dryer, Dishwasher, Microwave, Range Top, Refrigerator					
Finished Floor (Main): 2,249		Floor Type		Dimensions	
Finished Floor (Above): 1,874		Main Living Room		18'5 x 17'5	
Finished Floor (AbvMain2): 0		Main Dining Room		16'6 x 12'0	
Finished Floor (Below): 1,547		Main Kitchen		12'5 x 12'0	
Finished Floor (Basement): 0		Main Eating Area		11'6 x 10'8	
Finished Floor (Total): 5,670 sq. ft.		Main Family Room		17'1 x 17'0	
Unfinished Floor: 0		Main Bedroom		13'2 x 11'2	
Grand Total: 5,670 sq. ft.		Main Laundry		11'7 x 9'0	
Flr Area (Det'd 2nd Res): sq. ft.		Main Foyer		12'9 x 10'5	
Suite:		Above Primary Bedroom		15'11 x 15'8	
Basement: None		Above Walk-In Closet		8'11 x 4'11	
Crawl/Bsmt. Height: # of Levels: 3		Above Walk-In Closet		10'2 x 6'11	
# of Kitchens: 1		Above Bedroom		16'6 x 12'10	
		Above Bedroom		13'8 x 12'0	
		Manuf Type:		Registered in MHR?:	
		MHR#:		CSA/BCE:	
		ByLaw Restrictions:		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.



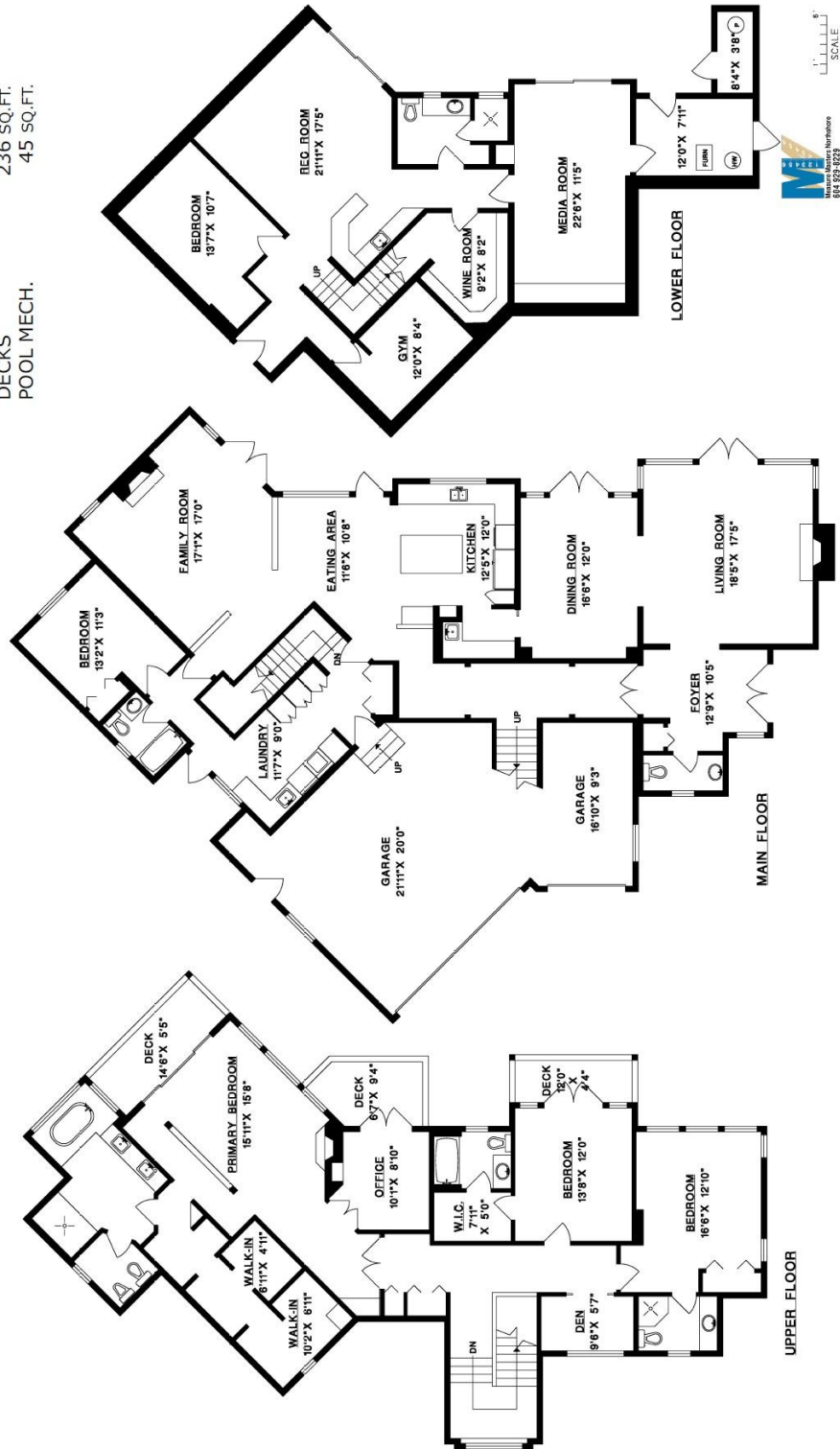
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4222 ROCKRIDGE ROAD
WEST VANCOUVER

MAIN FLOOR 2,249 SQ.FT.
UPPER FLOOR 1,874 SQ.FT.
LOWER FLOOR 1,547 SQ.FT.
TOTAL 5,670 SQ.FT.
GARAGE 768 SQ.FT.
DECKS 236 SQ.FT.
POOL MECH. 45 SQ.FT.



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