



## 4222 Rockridge Road Offered at \$5,750,000

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.



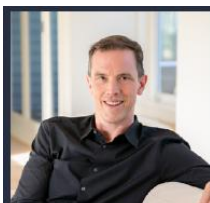
**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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

| <b>Active</b><br><b>R3121886</b><br>Board: V<br>House/Single Family   | <b>4222 ROCKRIDGE ROAD</b><br>West Vancouver<br>Rockridge<br>V7W 1A4   | Residential Detached<br><b>\$5,750,000</b> (LP)<br>(SP)    |       |                 |              |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
|---|--|---|-------|-----------------|--------------|------------|------------|-----------|------|-------------|-------------|-------|----------------|-------------|------------|------|-------------|-------------|-------|--------|-------------|--------|------|---------|-------------|-------|-----|-----------|--------|------|-------------|-------------|-------|-----------------|--------------|---------|------|-------------|-------------|-------|------------|-------------|---------|------|---------|-------------|-------|---------|-------------|---------|------|---------|------------|------|-----|------------|---------|-------|-------|-------------|-------|-----------|-----------|--|-------|-----------------|--------------|-------|---------|-------------|--|-------|----------------|-------------|--|--|---|--|-------|----------------|-------------|--|--|---|--|-------|---------|--------------|--|--|---|--|-------|---------|-------------|--|--|---|--|--|
|   | Sold Date:<br>Meas. Type: <b>Feet</b><br>Frontage(feet): <b>81.23</b><br>Frontage(metres): <b>24.76</b><br>Depth / Size: <b>142.85 IRR</b><br>Lot Area (sq.ft.): <b>13,504.00</b><br>Lot Area (acres): <b>0.31</b><br>Flood Plain:<br>View: <b>Yes: spectacular city &amp; ocean</b><br>Complex/Subdiv:<br>First Nation Reserve:<br>Services Connected: <b>Electricity, Natural Gas, Water</b><br>Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>  | If new, GST/HST inc?:<br>Bedrooms: <b>5</b><br>Bathrooms: <b>6</b><br>Full Baths: <b>5</b><br>Half Baths: <b>1</b><br>Rear Yard Exp: <b>Southwest</b><br>P.I.D.: <b>004-913-574</b><br>Original Price: <b>\$5,750,000</b><br>Approx. Year Built: <b>1997</b><br>Age: <b>29</b><br>Zoning: <b>RS3</b><br>Gross Taxes: <b>\$18,933.97</b><br>For Tax Year: <b>2025</b><br>Tax Inc. Utilities?:<br>Tour: <b>Virtual Tour URL</b> |       |                 |              |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Style of Home: <b>3 Storey</b><br>Construction: <b>Frame - Wood</b><br>Exterior: <b>Stone, Stucco</b><br>Foundation: <b>Concrete Perimeter</b><br>Renovations:<br># of Fireplaces: <b>3</b> R.I. Fireplaces:<br>Fireplace Fuel: <b>Natural Gas</b><br>Fuel/Heating: <b>Hot Water, Radiant</b><br>Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b><br>Type of Roof: <b>Wood</b>                        | Total Parking: <b>5</b> Covered Parking: <b>3</b> Parking Access: <b>Front</b><br>Parking: <b>Garage; Triple</b><br>Driveway Finish: <b>Paving Stone</b><br>Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b><br>Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:<br>Property Disc.: <b>Yes</b><br>Fixtures Leased: <b>No</b> :<br>Fixtures Rmvd: <b>No</b> :<br>Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>  | Reno. Year:<br>Rain Screen:<br>Metered Water:<br>R.I. Plumbing:   |       |                 |              |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Legal: LOT 4, BLOCK 4, PLAN VAP12792, DISTRICT LOT 583, NEW WESTMINSTER LAND DISTRICT   |  |   |       |                 |              |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Amenities: <b>Garden, Pool; Outdoor, Swirlpool/Hot Tub</b>  |  |   |       |                 |              |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Site Influences: <b>Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b><br>Features: <b>Clothes Washer/Dryer, Dishwasher, Microwave, Range Top, Refrigerator</b>   |  |   |       |                 |              |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Finished Floor (Main): <b>2,249</b><br>Finished Floor (Above): <b>1,874</b><br>Finished Floor (AbvMain2): <b>0</b><br>Finished Floor (Below): <b>1,547</b><br>Finished Floor (Basement): <b>0</b><br>Finished Floor (Total): <b>5,670 sq. ft.</b><br>Unfinished Floor: <b>0</b><br>Grand Total: <b>5,670 sq. ft.</b><br>Flr Area (Det'd 2nd Res): <b>sq. ft.</b><br>Suite:<br>Basement: <b>None</b> | <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>18'5 x 17'5</td> <td>Above</td> <td>Walk-In Closet</td> <td>10'1 x 8'10</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>16'6 x 12'0</td> <td>Above</td> <td>Office</td> <td>10'1 x 8'10</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>12'5 x 12'0</td> <td>Above</td> <td>Den</td> <td>9'6 x 5'7</td> <td>Main 4</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>11'6 x 10'8</td> <td>Below</td> <td>Recreation Room</td> <td>21'11 x 17'5</td> <td>Above 7</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>17'1 x 17'0</td> <td>Below</td> <td>Media Room</td> <td>22'6 x 11'5</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>13'2 x 11'2</td> <td>Below</td> <td>Bedroom</td> <td>13'7 x 10'7</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>11'7 x 9'0</td> <td>Bsmt</td> <td>Gym</td> <td>12'0 x 8'4</td> <td>Below 3</td> </tr> <tr> <td>Above</td> <td>Foyer</td> <td>12'9 x 10'5</td> <td>Below</td> <td>Wine Room</td> <td>9'2 x 8'2</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>15'11 x 15'8</td> <td>Below</td> <td>Utility</td> <td>12'0 x 7'11</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>8'11 x 4'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>10'2 x 6'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>16'6 x 12'10</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>13'8 x 12'0</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table> | Floor   | Type  | Dimensions      | Floor        | Type       | Dimensions | Bathrooms | Main | Living Room | 18'5 x 17'5 | Above | Walk-In Closet | 10'1 x 8'10 | Floor #Pcs | Main | Dining Room | 16'6 x 12'0 | Above | Office | 10'1 x 8'10 | Main 2 | Main | Kitchen | 12'5 x 12'0 | Above | Den | 9'6 x 5'7 | Main 4 | Main | Eating Area | 11'6 x 10'8 | Below | Recreation Room | 21'11 x 17'5 | Above 7 | Main | Family Room | 17'1 x 17'0 | Below | Media Room | 22'6 x 11'5 | Above 4 | Main | Bedroom | 13'2 x 11'2 | Below | Bedroom | 13'7 x 10'7 | Above 3 | Main | Laundry | 11'7 x 9'0 | Bsmt | Gym | 12'0 x 8'4 | Below 3 | Above | Foyer | 12'9 x 10'5 | Below | Wine Room | 9'2 x 8'2 |  | Above | Primary Bedroom | 15'11 x 15'8 | Below | Utility | 12'0 x 7'11 |  | Above | Walk-In Closet | 8'11 x 4'11 |  |  | x |  | Above | Walk-In Closet | 10'2 x 6'11 |  |  | x |  | Above | Bedroom | 16'6 x 12'10 |  |  | x |  | Above | Bedroom | 13'8 x 12'0 |  |  | x |  | Manufacture Type:<br>MHR#:      Registered in MHR?:<br>ByLaw Restrictions:      CSA/BCE:      PAD Rental:<br>Maint. Fee: |
| Floor   | Type   | Dimensions  | Floor | Type            | Dimensions   | Bathrooms  |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Main  | Living Room  | 18'5 x 17'5   | Above | Walk-In Closet  | 10'1 x 8'10  | Floor #Pcs |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Main  | Dining Room  | 16'6 x 12'0   | Above | Office          | 10'1 x 8'10  | Main 2     |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Main  | Kitchen  | 12'5 x 12'0   | Above | Den             | 9'6 x 5'7    | Main 4     |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Main  | Eating Area  | 11'6 x 10'8   | Below | Recreation Room | 21'11 x 17'5 | Above 7    |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Main  | Family Room  | 17'1 x 17'0   | Below | Media Room      | 22'6 x 11'5  | Above 4    |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Main  | Bedroom  | 13'2 x 11'2   | Below | Bedroom         | 13'7 x 10'7  | Above 3    |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Main  | Laundry  | 11'7 x 9'0  | Bsmt  | Gym             | 12'0 x 8'4   | Below 3    |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Above   | Foyer  | 12'9 x 10'5   | Below | Wine Room       | 9'2 x 8'2    |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Above   | Primary Bedroom  | 15'11 x 15'8  | Below | Utility         | 12'0 x 7'11  |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Above   | Walk-In Closet   | 8'11 x 4'11   |       |                 | x            |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Above   | Walk-In Closet   | 10'2 x 6'11   |       |                 | x            |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Above   | Bedroom  | 16'6 x 12'10  |       |                 | x            |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Above   | Bedroom  | 13'8 x 12'0   |       |                 | x            |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Crawl/Bsmt. Height:      # of Levels: <b>3</b><br># of Kitchens: <b>1</b> # of Rooms: <b>22</b>   |  |   |       |                 |              |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |
| Listing Broker(s): <b>Bellevue Realty Group</b>   |  |   |       |                 |              |            |            |           |      |             |             |       |                |             |            |      |             |             |       |        |             |        |      |         |             |       |     |           |        |      |             |             |       |                 |              |         |      |             |             |       |            |             |         |      |         |             |       |         |             |         |      |         |            |      |     |            |         |       |       |             |       |           |           |  |       |                 |              |       |         |             |  |       |                |             |  |  |   |  |       |                |             |  |  |   |  |       |         |              |  |  |   |  |       |         |             |  |  |   |  |  |

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.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

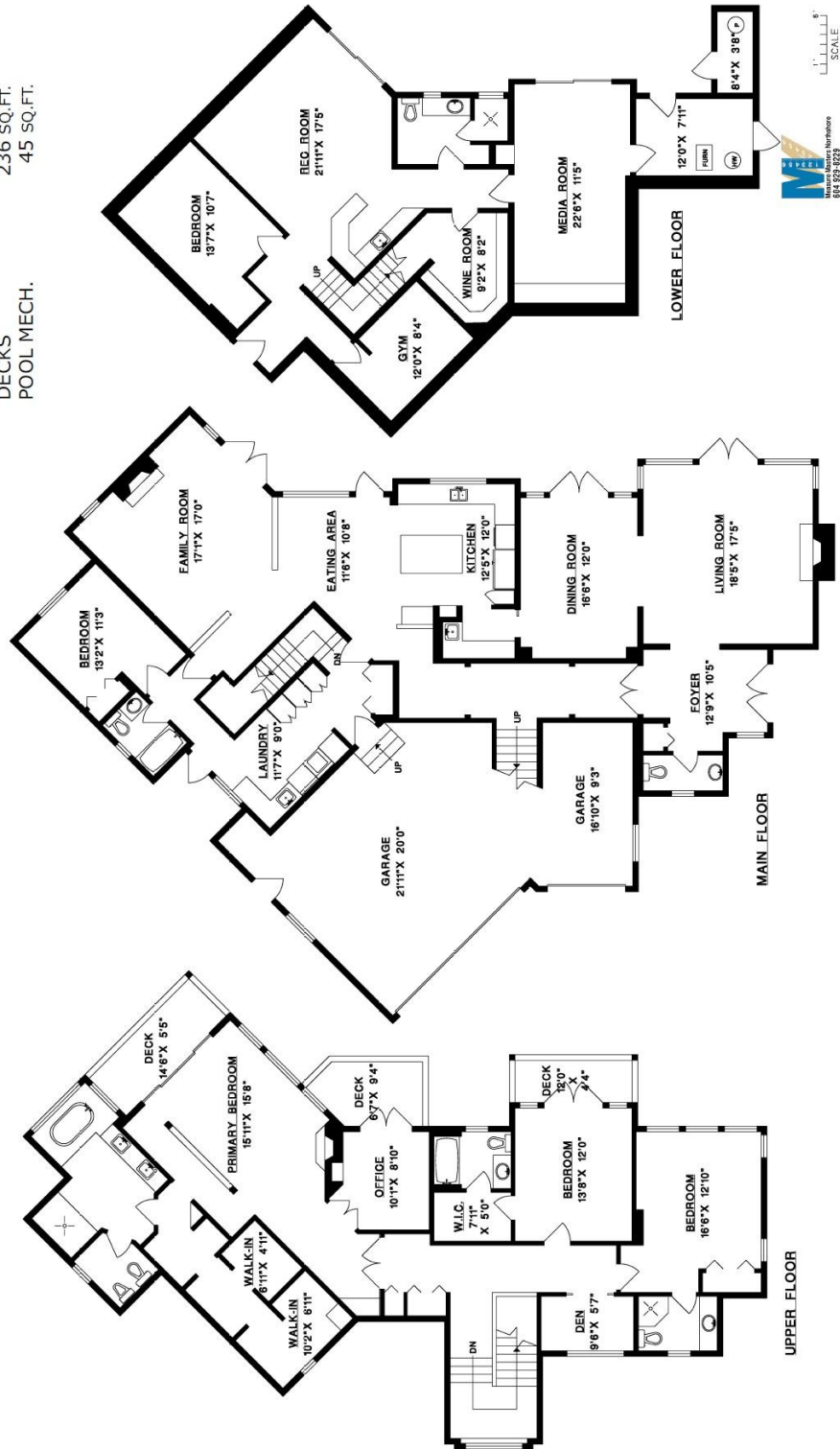
**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

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.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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





**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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