




4228 Rockridge Crescent Offered at \$3,998,000

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.



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| Active R3138252 Board: V House/Single Family | 4228 ROCKRIDGE CRESCENT West Vancouver Rockridge V7W 1B1 | Residential Detached \$3,998,000 (LP) (SP) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | Sold Date: Meas. Type: Feet Frontage(feet): 51.99 Frontage(metres): 15.85 Depth / Size: 449.15 IRR Lot Area (sq.ft.): 54,886.00 Lot Area (acres): 1.26 Flood Plain: View: Yes: water and mountain Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal | If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 5 Full Baths: 4 Half Baths: 1 Rear Yard Exp: Northeast P.I.D.: 005-219-086 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Original Price: \$3,998,000 Approx. Year Built: 1987 Age: 39 Zoning: RS10 Gross Taxes: \$10,813.38 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL | Style of Home: 2 Storey Construction: Frame - Wood Exterior: Brick, Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Electric, Natural Gas Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt | Total Parking: 12 Covered Parking: 7 Parking Access: Front Parking: Garage; Double, Garage; Triple Driveway Finish: 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: : Floor Finish: Tile, Wall/Wall/Mixed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal: LOT 13, BLOCK 5, PLAN VAP12792, DISTRICT LOT 583, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 887 | Amenities: Air Cond./Central, Elevator, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub | Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave, Range Top, Vacuum - Built In | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Finished Floor (Main):</th> <th>2,742</th> <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>Finished Floor (Above):</td> <td>2,240</td> <td>Above</td> <td>Living Room</td> <td>22'5 x 17'4</td> <td>Main</td> <td>Walk-In Closet</td> <td>10'7 x 2'11</td> <td>Floor #Pcs</td> </tr> <tr> <td>Finished Floor (AbvMain2):</td> <td>0</td> <td>Above</td> <td>Dining Room</td> <td>13'4 x 11'0</td> <td>Main</td> <td>Bedroom</td> <td>11'2 x 10'5</td> <td>Main 4</td> </tr> <tr> <td>Finished Floor (Below):</td> <td>0</td> <td>Above</td> <td>Kitchen</td> <td>14'2 x 13'3</td> <td>Main</td> <td>Office</td> <td>12'4 x 10'7</td> <td>Main 3</td> </tr> <tr> <td>Finished Floor (Basement):</td> <td>0</td> <td>Above</td> <td>Eating Area</td> <td>11'3 x 9'11</td> <td>Main</td> <td>Recreation Room</td> <td>26'11 x 25'4</td> <td>Above 2</td> </tr> <tr> <td>Finished Floor (Total):</td> <td>4,982sq. ft.</td> <td>Above</td> <td>Primary Bedroom</td> <td>17'2 x 14'3</td> <td>Main</td> <td>Family Room</td> <td>15'1 x 13'11</td> <td>Above 6</td> </tr> <tr> <td>Unfinished Floor:</td> <td>0</td> <td>Above</td> <td>Walk-In Closet</td> <td>18'7 x 5'8</td> <td>Main</td> <td>Bar Room</td> <td>14'3 x 8'10</td> <td>Above 3</td> </tr> <tr> <td>Grand Total:</td> <td>4,982sq. ft.</td> <td>Above</td> <td>Bedroom</td> <td>14'10 x 14'3</td> <td>Main</td> <td>Sauna</td> <td>10'4 x 10'11</td> <td></td> </tr> <tr> <td>Flr Area (Det'd 2nd Res):</td> <td>sq. ft.</td> <td>Above</td> <td>Solarium</td> <td>12'5 x 6'2</td> <td>Main</td> <td>Mud Room</td> <td>11'2 x 6'0</td> <td></td> </tr> <tr> <td>Suite:</td> <td></td> <td>Main</td> <td>Laundry</td> <td>14'10 x 8'10</td> <td>Main</td> <td>Foyer</td> <td>13'8 x 12'6</td> <td></td> </tr> <tr> <td>Basement:None</td> <td></td> <td>Main</td> <td>Living Room</td> <td>9'4 x 9'0</td> <td>Main</td> <td>Workshop</td> <td>21'8 x 19'1</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Main</td> <td>Kitchen</td> <td>8'4 x 7'7</td> <td>Main</td> <td>Utility</td> <td>8'2 x 6'8</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Main</td> <td>Eating Area</td> <td>10'0 x 8'2</td> <td>Main</td> <td>Utility</td> <td>7'10 x 7'6</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Main</td> <td>Bedroom</td> <td>11'8 x 9'7</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table> | Finished Floor (Main): | 2,742 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | Finished Floor (Above): | 2,240 | Above | Living Room | 22'5 x 17'4 | Main | Walk-In Closet | 10'7 x 2'11 | Floor #Pcs | Finished Floor (AbvMain2): | 0 | Above | Dining Room | 13'4 x 11'0 | Main | Bedroom | 11'2 x 10'5 | Main 4 | Finished Floor (Below): | 0 | Above | Kitchen | 14'2 x 13'3 | Main | Office | 12'4 x 10'7 | Main 3 | Finished Floor (Basement): | 0 | Above | Eating Area | 11'3 x 9'11 | Main | Recreation Room | 26'11 x 25'4 | Above 2 | Finished Floor (Total): | 4,982sq. ft. | Above | Primary Bedroom | 17'2 x 14'3 | Main | Family Room | 15'1 x 13'11 | Above 6 | Unfinished Floor: | 0 | Above | Walk-In Closet | 18'7 x 5'8 | Main | Bar Room | 14'3 x 8'10 | Above 3 | Grand Total: | 4,982sq. ft. | Above | Bedroom | 14'10 x 14'3 | Main | Sauna | 10'4 x 10'11 | | Flr Area (Det'd 2nd Res): | sq. ft. | Above | Solarium | 12'5 x 6'2 | Main | Mud Room | 11'2 x 6'0 | | Suite: | | Main | Laundry | 14'10 x 8'10 | Main | Foyer | 13'8 x 12'6 | | Basement:None | | Main | Living Room | 9'4 x 9'0 | Main | Workshop | 21'8 x 19'1 | | | | Main | Kitchen | 8'4 x 7'7 | Main | Utility | 8'2 x 6'8 | | | | Main | Eating Area | 10'0 x 8'2 | Main | Utility | 7'10 x 7'6 | | | | Main | Bedroom | 11'8 x 9'7 | | | x | | Manuf Type: MHR#: ByLaw Restrictions: | Registered in MHR?: CSA/BCE: | PAD Rental: Maint. Fee: |
| Finished Floor (Main): | 2,742 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Above): | 2,240 | Above | Living Room | 22'5 x 17'4 | Main | Walk-In Closet | 10'7 x 2'11 | Floor #Pcs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (AbvMain2): | 0 | Above | Dining Room | 13'4 x 11'0 | Main | Bedroom | 11'2 x 10'5 | Main 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Below): | 0 | Above | Kitchen | 14'2 x 13'3 | Main | Office | 12'4 x 10'7 | Main 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Basement): | 0 | Above | Eating Area | 11'3 x 9'11 | Main | Recreation Room | 26'11 x 25'4 | Above 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Total): | 4,982sq. ft. | Above | Primary Bedroom | 17'2 x 14'3 | Main | Family Room | 15'1 x 13'11 | Above 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished Floor: | 0 | Above | Walk-In Closet | 18'7 x 5'8 | Main | Bar Room | 14'3 x 8'10 | Above 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grand Total: | 4,982sq. ft. | Above | Bedroom | 14'10 x 14'3 | Main | Sauna | 10'4 x 10'11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Solarium | 12'5 x 6'2 | Main | Mud Room | 11'2 x 6'0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Suite: | | Main | Laundry | 14'10 x 8'10 | Main | Foyer | 13'8 x 12'6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement:None | | Main | Living Room | 9'4 x 9'0 | Main | Workshop | 21'8 x 19'1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Main | Kitchen | 8'4 x 7'7 | Main | Utility | 8'2 x 6'8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Main | Eating Area | 10'0 x 8'2 | Main | Utility | 7'10 x 7'6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Main | Bedroom | 11'8 x 9'7 | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 2 # of Rooms: 25 | Listing Broker(s): Bellevue Realty Group | Macdonald Realty | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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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