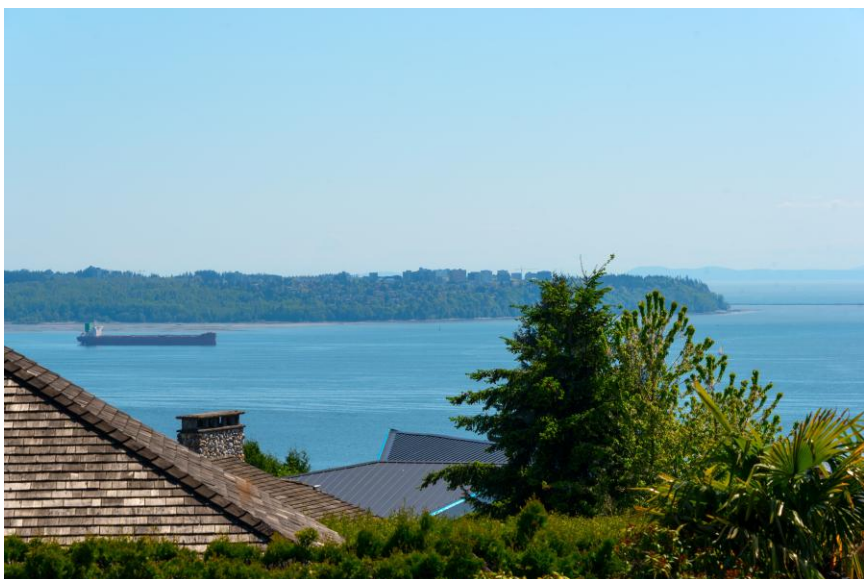




4228 Rockridge Crescent Offered at \$3,998,000

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. A car lovers dream with 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) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1987**
 Frontage(feet): **51.99** Bathrooms: **5** Age: **39**
 Frontage(metres): **15.85** Full Baths: **4** Zoning: **RS10**
 Depth / Size: **449.15 IRR** Half Baths: **1** Gross Taxes: **\$10,889.53**
 Lot Area (sq.ft.): **54,886.00** Rear Yard Exp: **Northeast** For Tax Year: **2026**
 Lot Area (acres): **1.26** P.I.D.: **005-219-086** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: water and mountain**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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**

Reno. Year:
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

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**

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):	4,982 sq. 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:	4,982 sq. ft.	Above	Bedroom	14'10 x 14'3	Main	Sauna	10'4 x 10'11	
		Above	Solarium	12'5 x 6'2	Main	Mud Room	11'2 x 6'0	
		Above	Laundry	14'10 x 8'10	Main	Foyer	13'8 x 12'6	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	9'4 x 9'0	Main	Workshop	21'8 x 19'1	
Suite:		Main	Kitchen	8'4 x 7'7	Main	Utility	8'2 x 6'8	
Basement:None		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 Kitchens: **2**

of Levels: **2**
 # of Rooms: **25**

Manuf Type:
 MHR#:

Registered in MHR?:
 CSA/BCE:

PAD Rental:
 Maint. Fee:

ByLaw Restrictions:

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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4228 ROCKRIDGE CRESCENT
WEST VANCOUVER, BC

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

MAIN FLOOR: 2,742 SQ.FT.

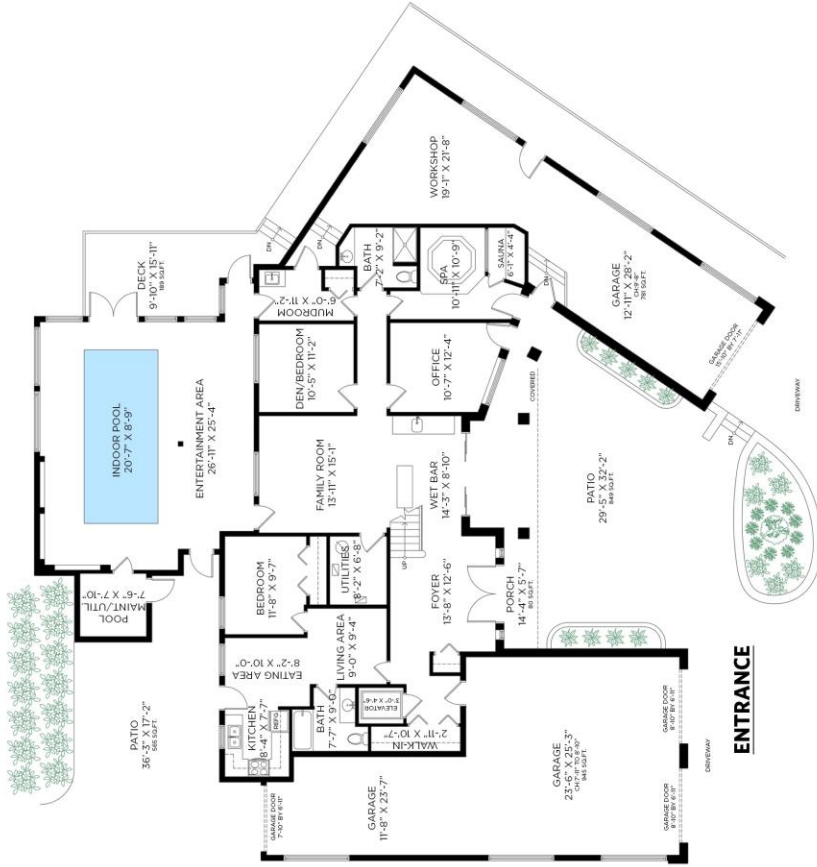
UPPER FLOOR: 2,240 SQ.FT.

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"



OPTIMUM
FLOOR PLAN DESIGNS

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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4228 Rockridge Crescent - Features

- Custom-built 4,982 sq. ft. home on a private, gated 1.26-acre estate
- Spectacular panoramic ocean, city, mountain, and garden views
- Dramatic living room rotunda with expansive water and garden views
- View-facing dining room and bright kitchen filled with natural light
- New gourmet kitchen with premium appliances, including cooktop, refrigerator, built-in wall oven, microwave, and wine cooler
- Spacious primary suite with walk-in closet, private solarium, and deck overlooking the gardens, mountains, and surrounding landscape
- Luxurious spa-inspired primary ensuite
- Potential nanny suite with separate entrance and kitchen on lower level
- Generous lower-level recreation room with wet bar
- Indoor pool with illuminated skylight, virtual aquarium feature, and multiple TV's
- Hot tub and sauna for year-round relaxation
- Elevator providing convenient access between levels
- 20KW generator
- Security cameras
- New roof in 2018
- Large awning for west facing patio.
- Huge, attached workshop with abundant space for projects, tools, and equipment
- Two garages with parking for up to seven vehicles
- Gated entry and level courtyard/driveway with additional parking for five vehicles
- Air conditioning and generator for comfort and peace of mind
- Completely private 1.26-acre lot backing onto a lush greenbelt with beautifully manicured gardens featuring a patio, bridge, water feature, mature trees, and serene creek outlook
- Ideally located minutes from Caulfeild Village, Caulfeild Elementary, and Rockridge Secondary School



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