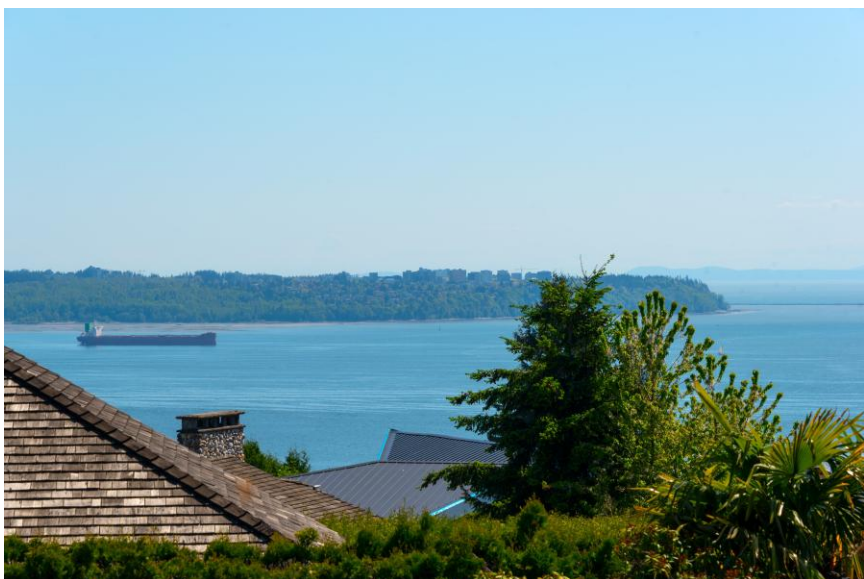




## 4228 Rockridge Crescent Offered at \$3,998,000

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.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**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](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](mailto:eric@ericchristiansen.com)

**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**4228 ROCKRIDGE CRESCENT**  
WEST VANCOUVER, BC

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

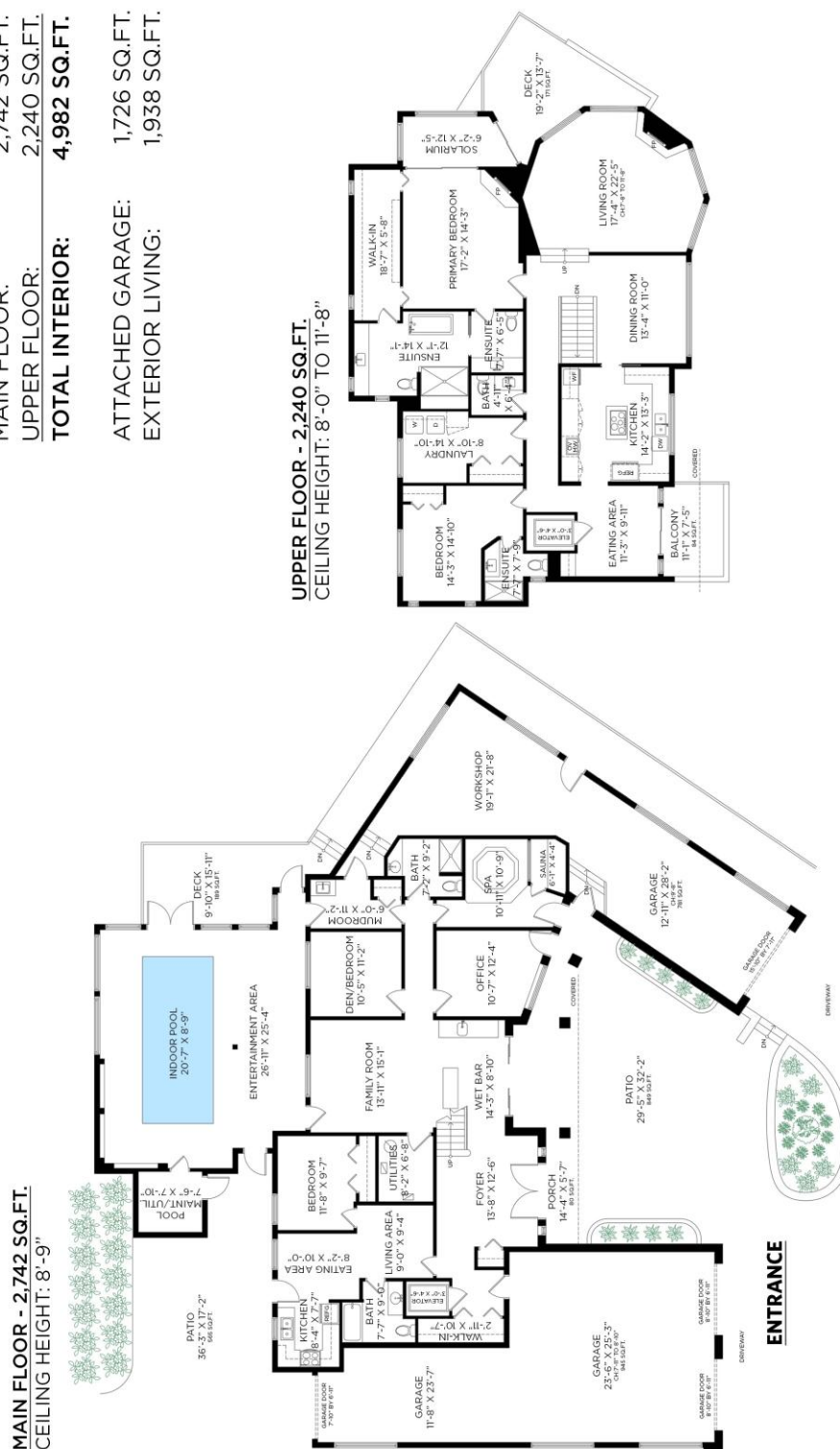
MAIN FLOOR: 2,742 SQ.FT.

UPPER FLOOR: 2,240 SQ.FT.

**TOTAL INTERIOR:** 4,982 SQ.FT.

ATTACHED GARAGE: 1,726 SQ.FT.

EXTERIOR LIVING: 1,938 SQ.FT.



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.

**OPTIMUM**  
FLOOR PLAN DESIGNS



**ERIC CHRISTIANSEN**

eric@ericchristiansen.com

**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

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



**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