



3955 Viewridge Place Offered at \$2,898,000

PRICE REDUCED! Incredible Family Value in Bayridge. Now offered at \$2,898,000.00, this is the standout opportunity your family has been waiting for. THE PROPERTY! Rare 18,296 sq. ft. private lot on a safe, kid-friendly cul-de-sac. THE SPACE: 4,106 sq. ft. across 3 levels featuring 5 bedrooms and 4 bathrooms. LIFESTYLE: Living and family rooms step out to a huge creek-side deck and with rolling lawns. THE LAYOUT: Smart design with massive principal rooms, all 5 bedrooms upstairs along with laundry. LOCATION: Minutes to West Vancouver's top schools, shopping, beaches, and Cypress Mountain recreation. Cherished and meticulously maintained by the current owners for 19 years. Don't miss this rare combination of size, location, and unbeatable value!



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3150019 Board: V House/Single Family		3955 VIEWRIDGE PLACE West Vancouver Bayridge V7V 3K7		Residential Detached \$2,898,000 (LP) (SP) M																																																																																																			
		Sold Date: Meas. Type: Feet Frontage(feet): 72.75 Frontage(metres): 22.17 Depth / Size: 205.60 IRR Lot Area (sq.ft.): 18,296.00 Lot Area (acres): 0.42 Flood Plain: View: : Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																																					
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter		Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Asphalt 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: No : Floor Finish: Hardwood, Tile																																																																																																					
Renovations: Partly # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas, Wood Fuel/Heating: Baseboard, Hot Water, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing: Legal: LOT 36, BLOCK 11, PLAN VAP10836, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																					
Amenities: Garden Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																																							
Finished Floor (Main): 1,632 Finished Floor (Above): 1,914 Finished Floor (AbvMain2): 0 Finished Floor (Below): 560 Finished Floor (Basement): 0 Finished Floor (Total): 4,106sq. ft. Unfinished Floor: 0 Grand Total: 4,106sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Basement: None		<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>21'3 x 14'2</td> <td>Above</td> <td>Bedroom</td> <td>12'3 x 11'5</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>14'6 x 10'6</td> <td>Above</td> <td>Bedroom</td> <td>12'2 x 11'5</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>18'11 x 10'10</td> <td>Above</td> <td>Den</td> <td>13'5 x 9'3</td> <td>Above 6</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>18'2 x 13'2</td> <td>Above</td> <td>Laundry</td> <td>11'0 x 8'2</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Office</td> <td>13'10 x 10'2</td> <td>Below</td> <td>Recreation Room</td> <td>18'11 x 18'0</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Storage</td> <td>13'10 x 5'4</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Pantry</td> <td>7'1 x 6'5</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>8'0 x 7'5</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>15'3 x 12'7</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>5'5 x 5'1</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>5'5 x 5'1</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>15'4 x 11'5</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'5 x 10'6</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	21'3 x 14'2	Above	Bedroom	12'3 x 11'5	Floor #Pcs	Main	Dining Room	14'6 x 10'6	Above	Bedroom	12'2 x 11'5	Main 2	Main	Kitchen	18'11 x 10'10	Above	Den	13'5 x 9'3	Above 6	Main	Family Room	18'2 x 13'2	Above	Laundry	11'0 x 8'2	Above 4	Main	Office	13'10 x 10'2	Below	Recreation Room	18'11 x 18'0	Above 3	Main	Storage	13'10 x 5'4			x		Main	Pantry	7'1 x 6'5			x		Main	Foyer	8'0 x 7'5			x		Above	Primary Bedroom	15'3 x 12'7			x		Above	Walk-In Closet	5'5 x 5'1			x		Above	Walk-In Closet	5'5 x 5'1			x		Above	Bedroom	15'4 x 11'5			x		Above	Bedroom	14'5 x 10'6			x	
Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms																																																																																																	
Main	Living Room	21'3 x 14'2	Above	Bedroom	12'3 x 11'5	Floor #Pcs																																																																																																	
Main	Dining Room	14'6 x 10'6	Above	Bedroom	12'2 x 11'5	Main 2																																																																																																	
Main	Kitchen	18'11 x 10'10	Above	Den	13'5 x 9'3	Above 6																																																																																																	
Main	Family Room	18'2 x 13'2	Above	Laundry	11'0 x 8'2	Above 4																																																																																																	
Main	Office	13'10 x 10'2	Below	Recreation Room	18'11 x 18'0	Above 3																																																																																																	
Main	Storage	13'10 x 5'4			x																																																																																																		
Main	Pantry	7'1 x 6'5			x																																																																																																		
Main	Foyer	8'0 x 7'5			x																																																																																																		
Above	Primary Bedroom	15'3 x 12'7			x																																																																																																		
Above	Walk-In Closet	5'5 x 5'1			x																																																																																																		
Above	Walk-In Closet	5'5 x 5'1			x																																																																																																		
Above	Bedroom	15'4 x 11'5			x																																																																																																		
Above	Bedroom	14'5 x 10'6			x																																																																																																		
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 18		Manufact Type: MHR#: ByLaw Restrictions: Registered in MHR?: CSA/BCE: 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.



ERIC CHRISTIANSEN

eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

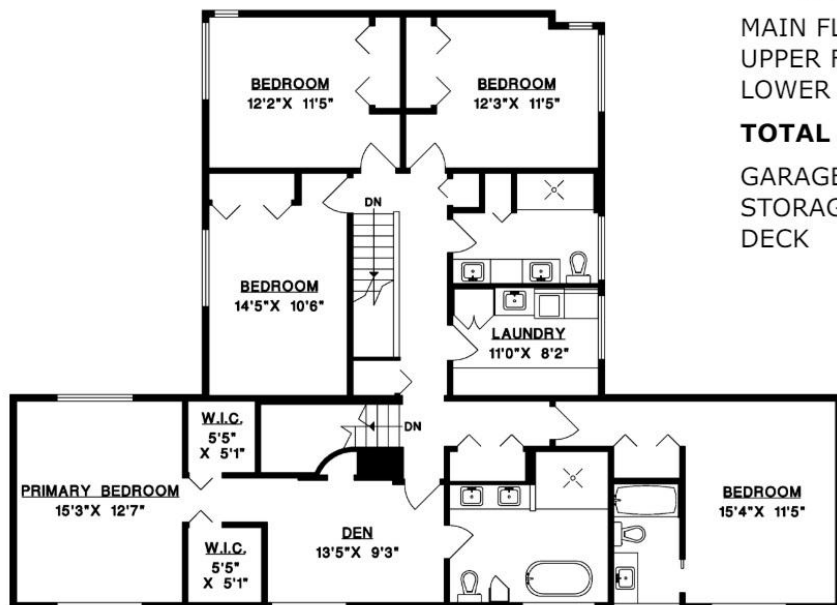
BRG

3955 VIEWRIDGE PLACE WEST VANCOUVER

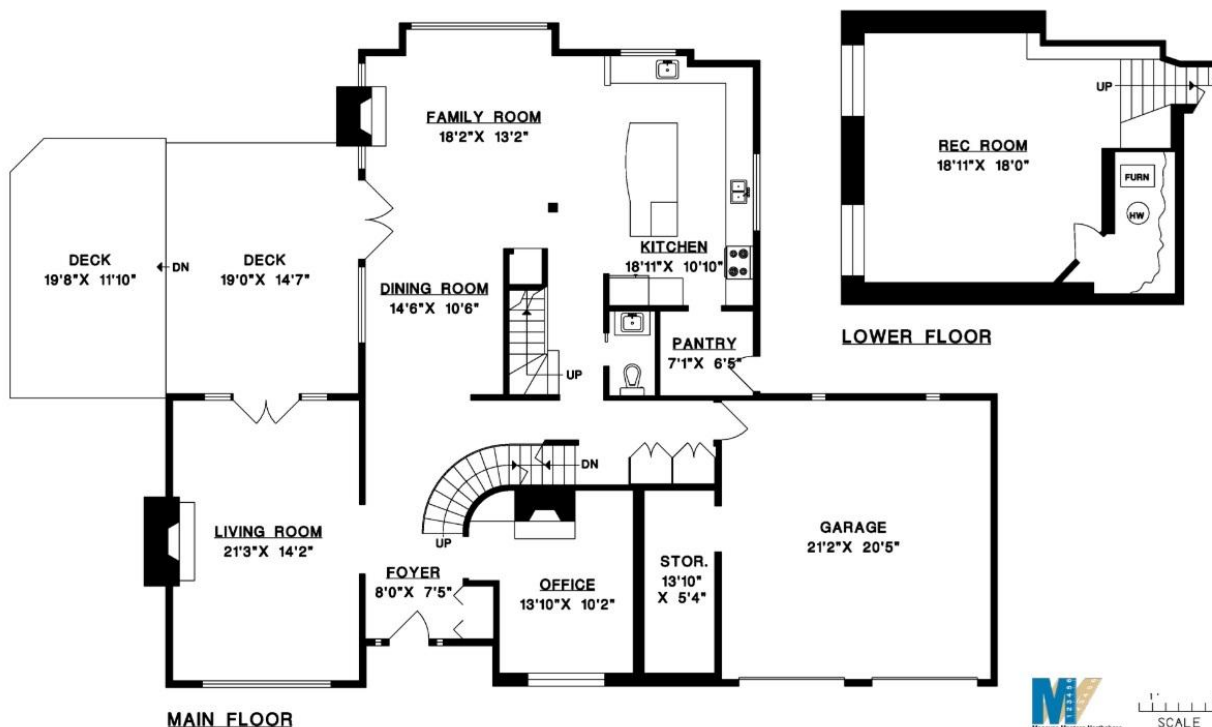
MAIN FLOOR 1,632 SQ.FT.
UPPER FLOOR 1,914 SQ.FT.
LOWER FLOOR 560 SQ.FT.

TOTAL 4,106 SQ.FT.

GARAGE 464 SQ.FT.
STORAGE 87 SQ.FT.
DECK 506 SQ.FT.



UPPER FLOOR



MAIN FLOOR



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

3955 Viewridge Place – Renovations & Updates

- 1st floor – new Kitchen with upgraded appliances, rich hard wood flooring, elegant baseboards, casing, crown mouldings, a cozy fireplace, Pantry, Powder Room and 5 new windows (2011)
- Ensuite & 2nd floor bathroom renovation with heated floors (2013)
- Installed new waterline from meter to house (2016)
- Garage/spare bedroom bathroom with heated floors (2017)
- New Deck (2018)
- Master bedroom, staircase (x 2) wood flooring & 2nd floor flooring (2020)
- New fireplace (family room) (2022)
- New Roof (2025)



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