



4360 Rockridge Road Offered at \$12,712,000



Are you looking for complete privacy, ocean views, sun exposure, high quality living, nature and space? Then this incredible Hlynsky Architects designed, Bradner built home is a must see! Over 8,200 sq. ft. with 5 bedrooms, 8 bathrooms, 2 offices, media room, recreation room, gym and more on a 48,595 sq. ft. property. A stunning covered patio with complete outdoor kitchen. Other features include infinity edge pool, hot tub, climate-controlled feature wine room, steam room, radiant heating, upper floor air conditioning and 4 car covered parking in 2 private garages. The kitchen is an entertainer's and chef's dream with two 60 inch Wolfe Range ovens, double Sub Zero Fridges, double dishwashers, speed oven, coffee maker and pantry. The property has its own park with private trails from your back door to Cypress Creek. Energy-efficient home with solar and electric car chargers.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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| Active R2628194 Board: V House/Single Family | 4360 ROCKRIDGE ROAD West Vancouver Rockridge V7W 1A7 | Residential Detached \$12,712,000 (LP) (SP)  |
|  | Sold Date: Meas. Type: Feet Frontage(feet): 132.21 Frontage(metres): 40.30 Depth / Size: 456.90 IRR Lot Area (sq.ft.): 48,595.00 Lot Area (acres): 1.12 Flood Plain: View: Yes: beautiful city & water views Complex/Subdiv: Services Connected: Electricity, Natural Gas, Water | If new, GST/HST inc?: Bedrooms: 5 Bathrooms: 8 Full Baths: 6 Half Baths: 2 Rear Yard Exp: Southeast P.I.D.: 027-304-434 Original Price: \$12,988,000 Approx. Year Built: 2014 Age: 7 Zoning: RS3 Gross Taxes: \$56,740.75 For Tax Year: 2021 Tax Inc. Utilities?: Tour: Virtual Tour URL |
| Sewer Type: Water Supply: City/Municipal | | |
| Style of Home: 3 Storey Construction: Frame - Wood Exterior: Stone, Stucco, Wood Foundation: Concrete Perimeter | Renovations: # of Fireplaces: 4 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Metal | Total Parking: 10 Covered Parking: 4 Parking Access: Front Parking: Garage; Double Driveway Finish: Paving Stone 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 |
| Legal: LOT 2, BLOCK N, PLAN BCP33572, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT | | |
| Amenities: Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub | | |
| Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby | | |
| Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Vacuum - Built In, Wine Cooler | | |
| Finished Floor (Main): 2,778 Finished Floor (Above): 2,567 Finished Floor (AbvMain2): 0 Finished Floor (Below): 2,913 Finished Floor (Basement): 0 Finished Floor (Total): 8,258sq. ft. Unfinished Floor: 0 Grand Total: 8,258sq. ft. Fir Area (Det'd 2nd Res): sq. ft. Suite: Basement: None | Floor Type Dimensions Main Living Room 20'9 x 14'6 Main Dining Room 24'4 x 17'0 Main Kitchen 17'0 x 13'9 Main Eating Area 15'11 x 9'1 Main Family Room 18'11 x 18'3 Main Office 15'4 x 12'4 Main Wine Room 12'10 x 4'11 Main Pantry 11'5 x 3'9 Main Mud Room 17'11 x 4'3 Main Mud Room 8'0 x 7'4 Main Storage 9'11 x 7'11 Main Foyer 12'11 x 12'10 Above Master Bedroom 21'5 x 17'0 | Floor Type Dimensions Above Walk-In Closet 16'9 x 9'8 Above Bedroom 18'7 x 15'11 Above Walk-In Closet 7'0 x 6'8 Above Bedroom 13'9 x 13'6 Above Bedroom 13'6 x 13'4 Above Office 12'7 x 11'11 Above Playroom 18'6 x 5'4 Above Laundry 12'8 x 6'11 Below Recreation Room 31'3 x 23'5 Below Gym 23'4 x 17'7 Below Hobby Room 15'1 x 13'11 Below Bedroom 15'8 x 12'0 Below Laundry 8'7 x 6'9 |
| Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 28 | Manuf Type: MHR#: ByLaw Restrictions: | Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee: |
| Listing Broker(s): Angell, Hasman & Associates (Eric Christiansen) Realty Ltd. | | |

Full video tour at www.ericchristiansen.com

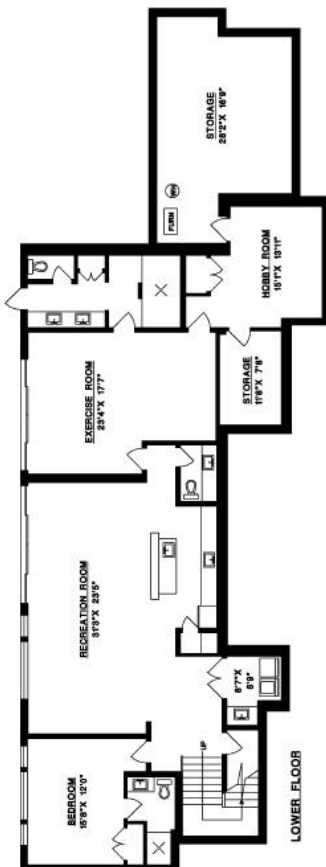
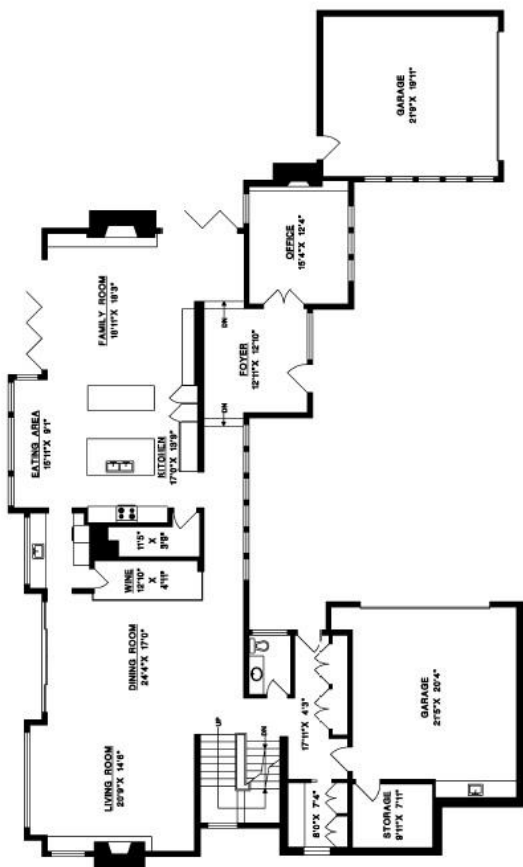
All information contained herein is deemed to be accurate but should not be relied upon without verification.

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4360 ROCKRIDGE ROAD
WEST VANCOUVER

| | |
|--------------|---------------------|
| MAIN FLOOR | 2,778 SQ.FT. |
| UPPER FLOOR | 2,567 SQ.FT. |
| LOWER FLOOR | 2,913 SQ.FT. |
| TOTAL | 8,258 SQ.FT. |
| GARAGES | 1,119 SQ.FT. |



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4360 Rockridge Road – Features

- Solar: 57 solar panels 400Kw on the roof connected to BC Hydro with net metering system
- Media: upgraded Control4 system with 10 TVs and one big media screen
- Security: complete protection system with cameras
- complete privacy with no houses in front
- perfect for indoor and outdoor entertaining
- 2 Wolf ovens and 1 steam oven
- 2 offices
- 2 laundry rooms
- Built-in vacuum system
- Energy efficient heating system
- 1 large kids' bedroom with 2 bunk beds
- fully equipped outdoor kitchen with Wolf BBQ
- flat driveway with capacity to park up to 10 vehicles and covered parking for 4
- Tesla vehicle charging station
- extensive ocean views
- forest trail access to Cypress Creek
- orchard garden with apple, pear, almond, fig and kiwi trees with irrigated vegetable boxes





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