



4469 Ross Crescent Offered at \$3,288,000

The East Coast character of this 3,379 sq. ft. semi waterfront home is incredible from the moment you step onto the 6,970 sq. ft. level property. Situated on one of West Vancouver's best family streets with 4 bedrooms, 4 bathrooms, outdoor pool and a south west exposure for all day sunshine. Just steps to Stearman Beach and minutes to Cypress Park and West Bay Elementary and Rockridge High School, recreation and more.




ERIC CHRISTIANSEN
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604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2648483
 Board: V
 House/Single Family

4469 ROSS CRESCENT
 West Vancouver
 Cypress
 V7W 1B4

Residential Detached
\$3,288,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,288,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1963**
 Frontage(feet): **60.00** Bathrooms: **4** Age: **59**
 Frontage(metres): **18.29** Full Baths: **3** Zoning: **RS4**
 Depth / Size: **122.5 IRR** Half Baths: **1** Gross Taxes: **\$6,703.34**
 Lot Area (sq.ft.): **6,970.00** Rear Yard Exp: **Northeast** For Tax Year: **2021**
 Lot Area (acres): **0.16** P.I.D.: **011-372-222** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Partial ocean views**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Torch-On**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single, Open**
 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: **No**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 2, BLOCK 3, PLAN VAP4725, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,124	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,115	Main	Living Room	20'6 x 16'1	Below	Storage	11'6 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x 12'2	Below	Wine Room	7'1 x 4'1	Main 2
Finished Floor (Below):	1,140	Main	Kitchen	12'2 x 10'5			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	10'2 x 7'7			x	Above 3
Finished Floor (Total):	3,379sq. ft.	Main	Den	12'3 x 10'5			x	Below 3
Unfinished Floor:	0	Main	Foyer	12'2 x 6'4			x	
Grand Total:	3,379sq. ft.	Above	Master Bedroom	16'3 x 13'8			x	
		Above	Bedroom	13'8 x 12'2			x	
		Above	Bedroom	16'5 x 9'8			x	
		Above	Bedroom	11'5 x 10'4			x	
		Below	Recreation Room	20'5 x 12'5			x	
		Below	Den	11'4 x 11'0			x	
		Below	Laundry	11'10 x 10'8			x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group**

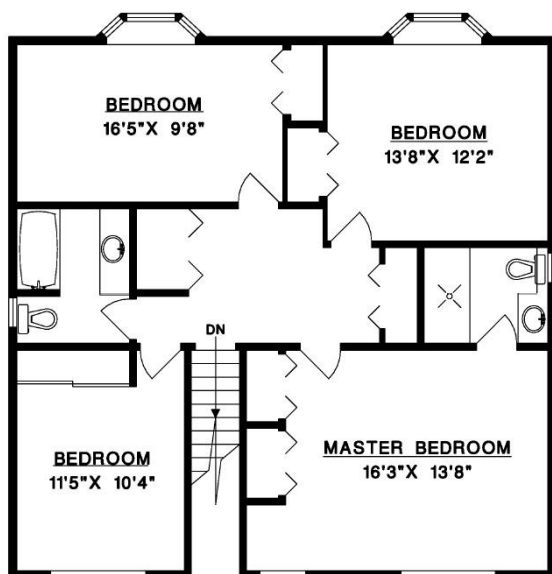
Full video tour at www.ericchristiansen.com

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



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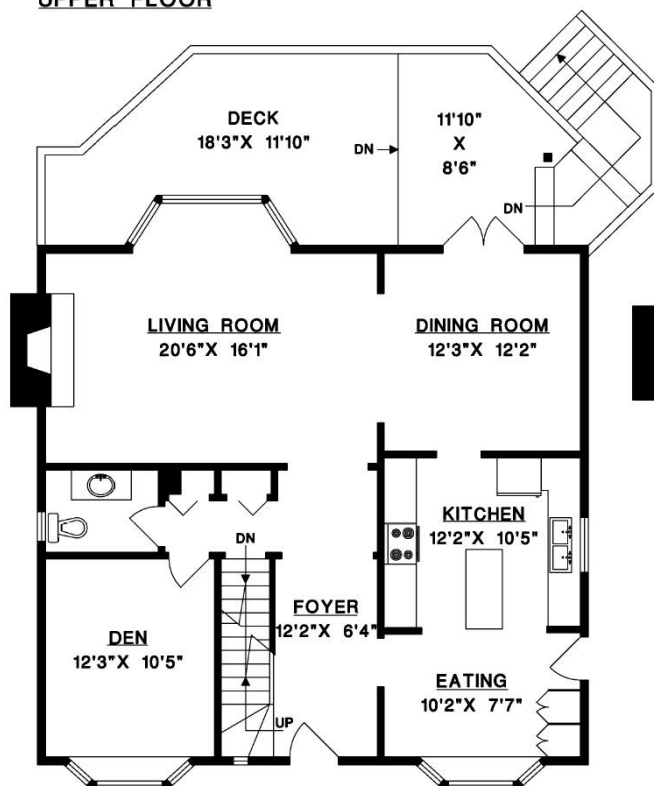


UPPER FLOOR

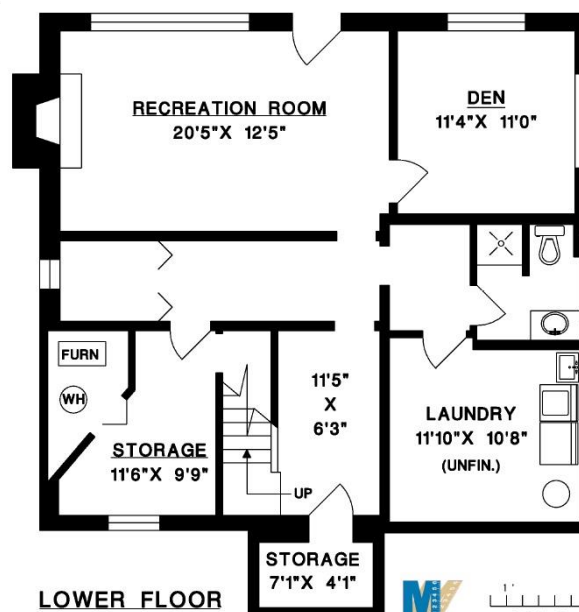
4469 ROSS CRESCENT WEST VANCOUVER

MAIN FLOOR	1,124 SQ.FT.
UPPER FLOOR	1,115 SQ.FT.
* LOWER FLOOR	1,140 SQ.FT.
TOTAL	3,379 SQ.FT.
DECK	351 SQ.FT.

*INCLUDES 190 SQ.FT. OF UNFINISHED AREA



MAIN FLOOR



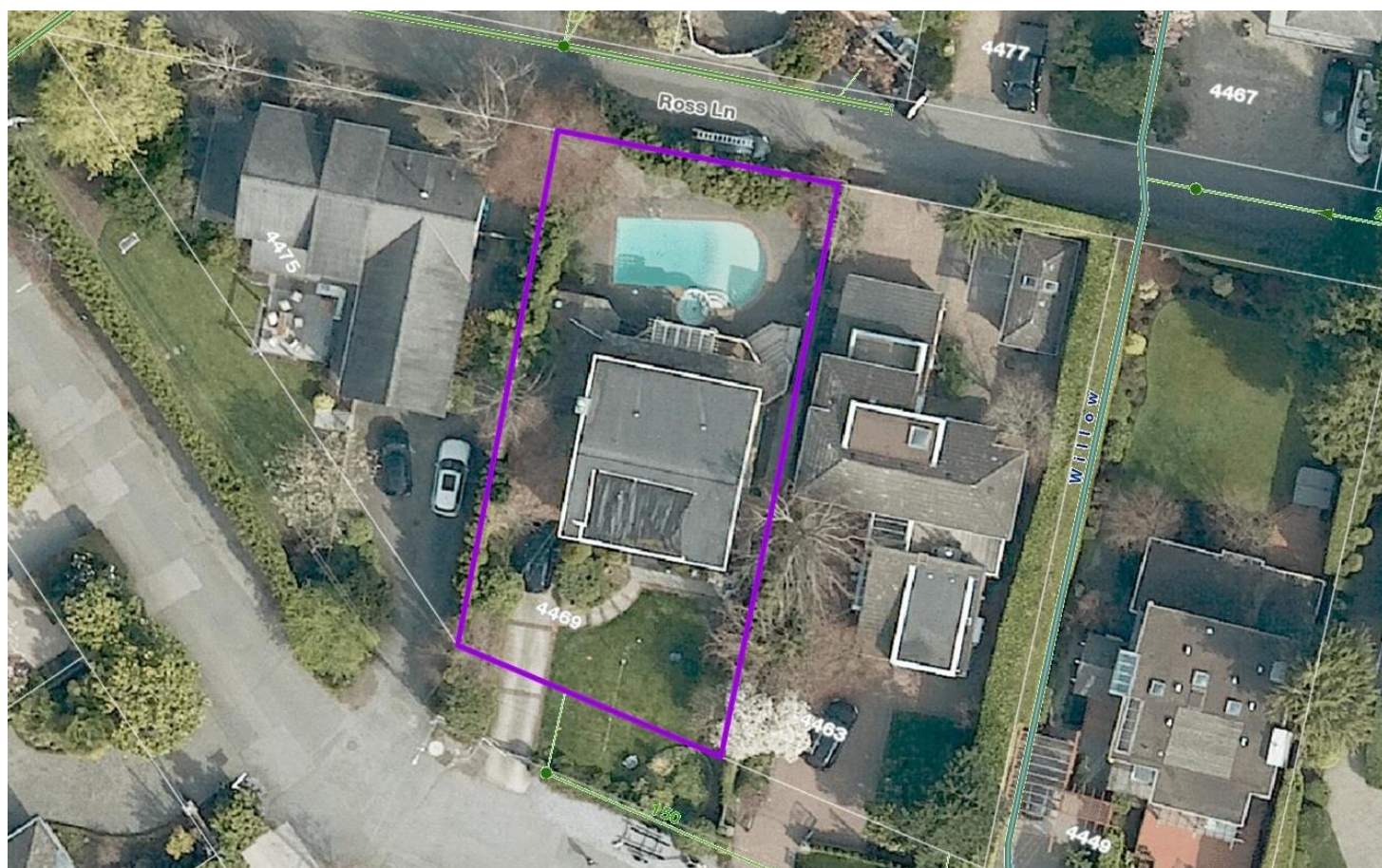
LOWER FLOOR



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