



## #602 – 3131 Deer Ridge Court - Offered at \$1,498,000

Enjoy beautiful ocean views from this 2 bedroom, 2 bathroom, home at Deer Ridge. Meticulously maintained with a spacious 1,440 sq. ft. floor plan. The kitchen with eating area opens to a south facing balcony that connects to the living room. Huge floor to ceiling windows provide ample natural light and stunning views. The master bedroom features a spa like bathroom, walk-in closet and second large balcony. A special unit in a superb complex situated on a private and lush landscaped property just minutes to Mulgrave and close to Collingwood, Rockridge & West Bay Schools. Includes 2 parking on the ground level and one storage locker. A must see!



**ERIC CHRISTIANSEN**  
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**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



Active

R2704681

Board: V

Apartment/Condo

**602 3131 DEER RIDGE DRIVE**

West Vancouver

Deer Ridge WV

V7S 4W1

Residential Attached

\$1,498,000 (LP)

(SP) 

Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,498,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1996</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>26</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD12</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,473.63</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>023-245-930</b>	Tax Inc. Utilities?:
View: <b>Yes : Beautiful Ocean Views</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Deer Ridge</b>		
First Nation Reserve:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Other**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 56, PLAN VAS2654, DISTRICT LOT 817/888, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Tennis Court(s)**

Site Influences: **Gated Complex, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>1,440</b>	Units in Development:	Tot Units in Strata: <b>76</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>9</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Strata West</b>	Mgmt. Co's #: <b>604-904-9595</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$843.35</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Management</b>		
Finished Floor (Total): <b>1,440 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,440 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>No</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>0</b>		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>9</b>			

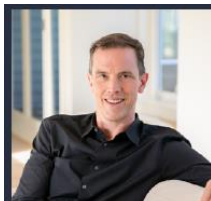
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'5 x 9'4	Main	Bedroom	11'8 x 11'2	1	Main	4	Yes
Main	Living Room	12'9 x 21'7			x	2	Main	4	No
Main	Dining Room	11'0 x 9'4			x	3			
Main	Kitchen	10'7 x 12'7			x	4			
Main	Eating Area	12'9 x 7'9			x	5			
Main	Laundry	7'4 x 5'0			x	6			
Main	Master Bedroom	13'10 x 11'10			x	7			
Main	Walk-In Closet	6'6 x 6'7			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

**Bellevue Realty Group**

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.



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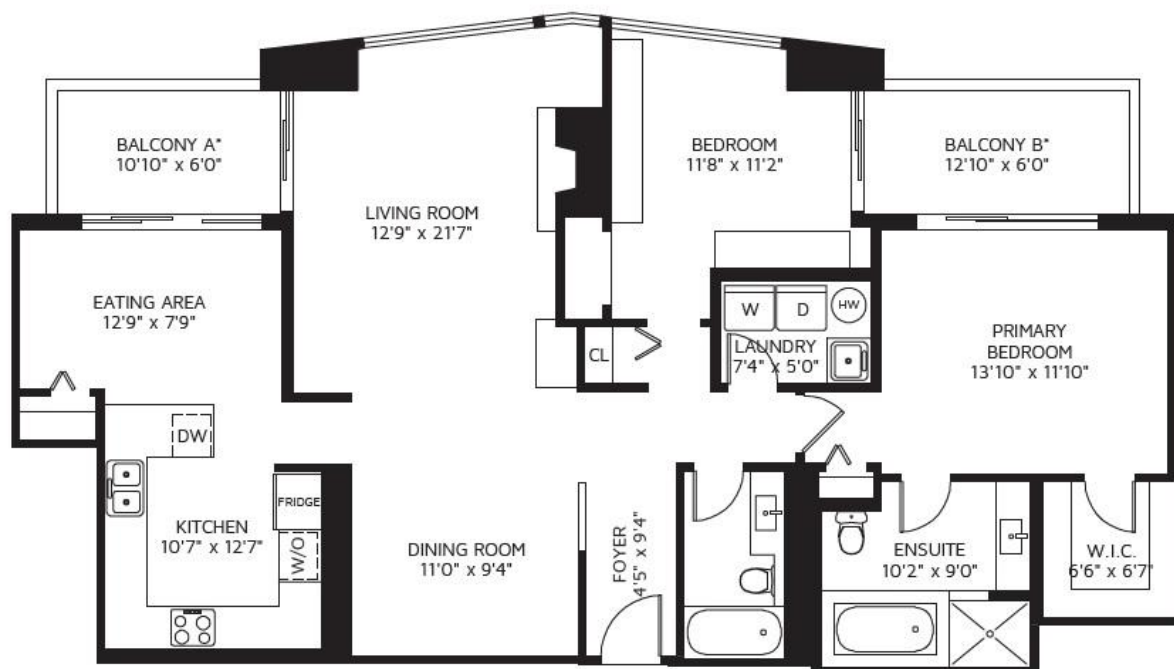
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BRG

**DEER RIDGE**

602 - 3131 DEER RIDGE DR, WEST VANCOUVER, V7S 4W1

**TOTAL FINISHED AREA 1,440 SQ FT**

BALCONY A\* 73 SQ FT  
 BALCONY B\* 86 SQ FT

\*NOT INCLUDED IN OVERALL SQUARE FOOTAGE

**REAL MEASUREMENTS & RENDERINGS**  
 www.realmeasurements.ca | 778 - 223 - 8842

©2022, FOR PROMOTIONAL USE ONLY. NOT FOR ARCHITECTURAL OR CONSTRUCTION  
 USE. AREA IS CALCULATED USING ANSI / BOMA STANDARD Z55.4 - 2010 METHOD 'A'  
 FOR MULTI-UNIT RESIDENTIAL BUILDINGS. WHILE EVERY EFFORT IS MADE TO ENSURE  
 THE ACCURACY, DIMENSIONS AND TOTAL AREA ARE NOT GUARANTEED. E&OE

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