



4254 Rockridge Road Offered at \$6,098,000


This absolutely spectacular panoramic view home is situated on a 14,811 sq. ft. property on prestigious Rockridge Road. Truly a special home that was extensively renovated in 2021 and offers 5,336 sq. ft. of living space, 4 bedrooms, 6 bathrooms and a sun drenched private outdoor pool. Other features include air conditioning, level driveway, and 3 car garage. Whether you are enjoying the incredible city and water views or the resort like pool area, you will love the experience of this home.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2726704 Board: V House/Single Family		4254 ROCKRIDGE ROAD West Vancouver Rockridge V7W 1A5		Residential Detached \$6,098,000 (LP) (SP) M																																																																																																			
		Sold Date: Meas. Type: Feet Frontage(feet): 30.79 Frontage(metres): 9.38 Depth / Size: 53.30 IRR Lot Area (sq.ft.): 14,811.00 Lot Area (acres): 0.34 Flood Plain: View: Yes: beautiful city & water views Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: Water Supply: City/Municipal																																																																																																					
If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 6 Full Baths: 4 Half Baths: 2 Rear Yard Exp: Northeast P.I.D.: 008-821-330		Original Price: \$6,098,000 Approx. Year Built: 1992 Age: 30 Zoning: RS3 Gross Taxes: \$18,929.97 For Tax Year: 2022 Tax Inc. Utilities?: Tour:																																																																																																					
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter		Total Parking: 5 Covered Parking: 3 Parking Access: Front Parking: Garage; Triple Driveway Finish: Aggregate 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, Wall/Wall/Mixed																																																																																																					
Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Forced Air, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On		Reno. Year: 2021 Rain Screen: Metered Water: R.I. Plumbing:																																																																																																					
Legal: LOT 20, BLOCK 5, PLAN VAP12792, DISTRICT LOT 583, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																							
Amenities: Air Cond./Central, Pool; Outdoor, 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																																																																																																							
Finished Floor (Main): 2,618 Finished Floor (Above): 984 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,734 Finished Floor (Basement): 0 Finished Floor (Total): 5,336sq. ft. Unfinished Floor: 0 Grand Total: 5,336sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<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>31'5 x 19'11</td> <td>Below</td> <td>Games Room</td> <td>22'3 x 14'8</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>16'2 x 12'4</td> <td>Below</td> <td>Bedroom</td> <td>14'1 x 13'3</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>14'8 x 11'9</td> <td>Below</td> <td>Den</td> <td>7'2 x 6'3</td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>9'8 x 5'0</td> <td>Below</td> <td>Mud Room</td> <td>9'0 x 6'0</td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>14'10 x 13'1</td> <td>Below</td> <td>Storage</td> <td>8'5 x 6'3</td> <td>Above 5</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>14'5 x 13'9</td> <td>Below</td> <td>Storage</td> <td>5'8 x 4'0</td> <td>Below 3</td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>6'6 x 5'5</td> <td>Below</td> <td>Foyer</td> <td>18'0 x 18'0</td> <td>Below 2</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>13'10 x 11'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>8'5 x 6'6</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>19'10 x 14'5</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>15'7 x 6'10</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Storage</td> <td>6'1 x 4'10</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Recreation Room</td> <td>20'10 x 14'4</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	31'5 x 19'11	Below	Games Room	22'3 x 14'8	Floor #Pcs	Main	Dining Room	16'2 x 12'4	Below	Bedroom	14'1 x 13'3	Main 2	Main	Kitchen	14'8 x 11'9	Below	Den	7'2 x 6'3	Main 3	Main	Eating Area	9'8 x 5'0	Below	Mud Room	9'0 x 6'0	Main 3	Main	Family Room	14'10 x 13'1	Below	Storage	8'5 x 6'3	Above 5	Main	Bedroom	14'5 x 13'9	Below	Storage	5'8 x 4'0	Below 3	Main	Walk-In Closet	6'6 x 5'5	Below	Foyer	18'0 x 18'0	Below 2	Main	Bedroom	13'10 x 11'11			x		Main	Laundry	8'5 x 6'6			x		Above	Master Bedroom	19'10 x 14'5			x		Above	Walk-In Closet	15'7 x 6'10			x		Above	Storage	6'1 x 4'10			x		Below	Recreation Room	20'10 x 14'4			x	
Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms																																																																																																	
Main	Living Room	31'5 x 19'11	Below	Games Room	22'3 x 14'8	Floor #Pcs																																																																																																	
Main	Dining Room	16'2 x 12'4	Below	Bedroom	14'1 x 13'3	Main 2																																																																																																	
Main	Kitchen	14'8 x 11'9	Below	Den	7'2 x 6'3	Main 3																																																																																																	
Main	Eating Area	9'8 x 5'0	Below	Mud Room	9'0 x 6'0	Main 3																																																																																																	
Main	Family Room	14'10 x 13'1	Below	Storage	8'5 x 6'3	Above 5																																																																																																	
Main	Bedroom	14'5 x 13'9	Below	Storage	5'8 x 4'0	Below 3																																																																																																	
Main	Walk-In Closet	6'6 x 5'5	Below	Foyer	18'0 x 18'0	Below 2																																																																																																	
Main	Bedroom	13'10 x 11'11			x																																																																																																		
Main	Laundry	8'5 x 6'6			x																																																																																																		
Above	Master Bedroom	19'10 x 14'5			x																																																																																																		
Above	Walk-In Closet	15'7 x 6'10			x																																																																																																		
Above	Storage	6'1 x 4'10			x																																																																																																		
Below	Recreation Room	20'10 x 14'4			x																																																																																																		
Suite: Basement: None		Manuf Type: MHR#: Registered in MHR?: ByLaw Restrictions: CSA/BCE:																																																																																																					
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 20		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**

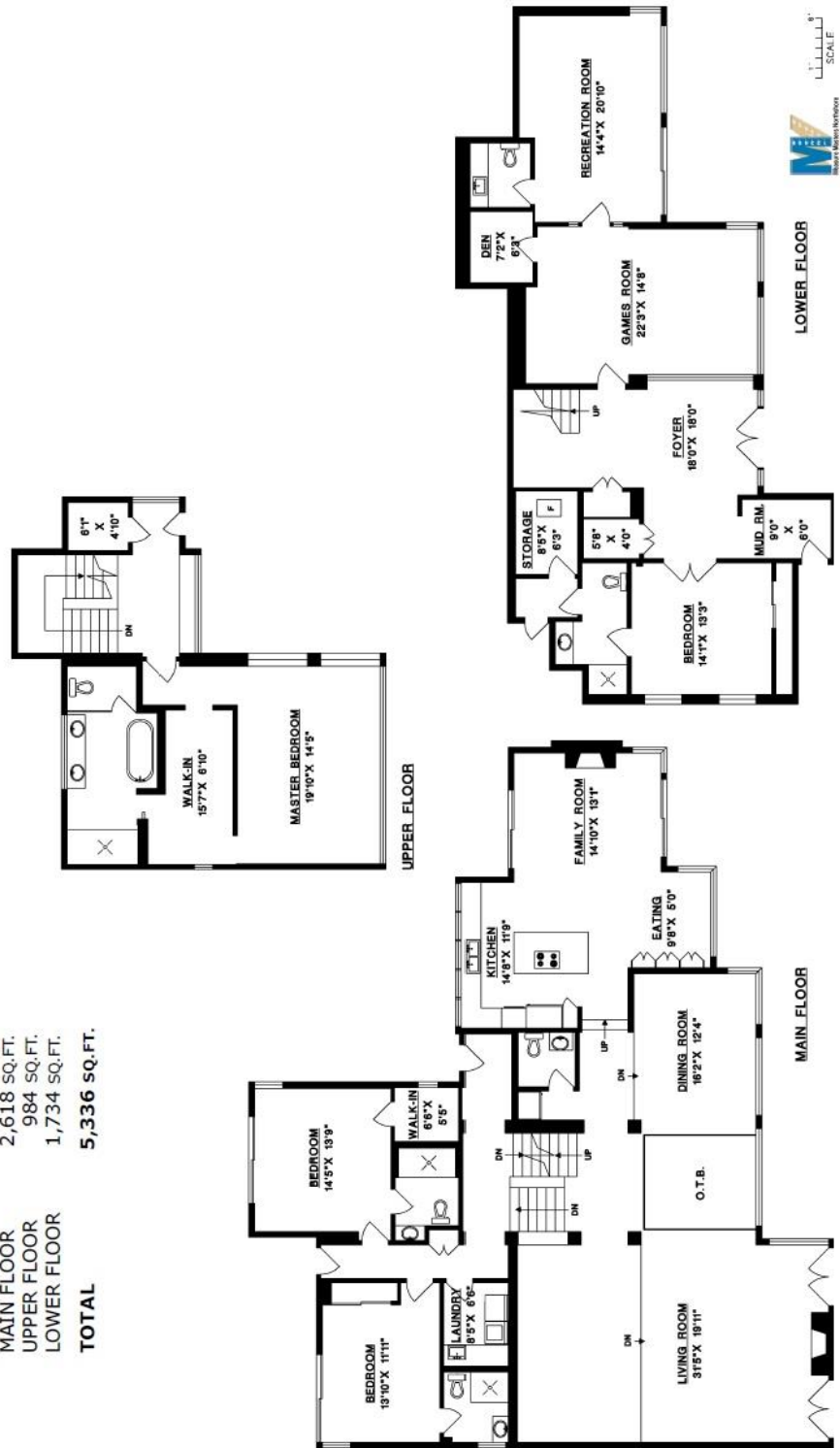
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

4254 ROCKRIDGE ROAD
WEST VANCOUVER

MAIN FLOOR	2,618 SQ.FT.
UPPER FLOOR	984 SQ.FT.
LOWER FLOOR	1,734 SQ.FT.
TOTAL	5,336 SQ.FT.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

4254 Rockridge Road – Renovations & Updates

INTERIOR

- Kitchen – new countertops and cabinets, sinks/faucets, garburator Wolf range, Sub Zero wine fridge and undercounter beverage fridge, lighting; new Pantry
- Bathrooms – renovated (6) including new vanities, toilets, shower glass, flooring, lighting, window coverings and wood installations on walls in powder room, master and theatre bathroom
- Bedrooms – new closet interiors/built-ins, added walk-in closet to 1 bedroom, new lighting & blinds, custom barn board in kids' bedrooms
- Flooring – main and lower floor tile updated, new carpet in all bedrooms (5), closets and theatre
- Lighting – new lighting in Kitchen, Bathrooms, Bedrooms and above pool table
- Laundry Room – added custom backsplash and new shelving
- Window Coverings – all new lined and blackout drapes or blinds (all bedrooms, dining room, pool room, theatre and family room)
- Audio-Visual – new Control 4 system, AV equipment including main LED control panel in kitchen, new mounted TV's added to kids bedrooms, living room, gym, family room, master bedroom and guest bedroom.
- Fireplace – updated with custom walnut surrounds
- Gym – new built-in cabinet (inside has drain and hot/cold taps to revert back to bar if desired)
- added new Home Office
- Painting – interior and full exterior
- Heating - New high efficiency furnace (2021) and new motor and blower in second furnace (2021). New 3 ton air conditioner and new pump on second 2 ton air conditioner (2021). New high efficiency on demand hot water (2021).
- Garage – installed flooring, ceiling lights and all storage units including bike racks, slat walls and heavy duty shelves. New Tesla wall-mounted electric vehicle charging station with 150' copper wire connection from house.

EXTERIOR

- Landscaping – soft and hardscaped front yard and driveway with new plants, trees, boulders, lighting, irrigation system and updated fence; back yard landscaping with plants, trees and ground cover including rocks
- Pool and Hot Tub – all new concrete, new heater and lighting, new pool house, installed premium Bullfrog 6 person spa with cover and lift
- installed a new gas line for BBQ and outdoor fireplace
- new glass on outside deck between 2nd and 3rd floors
- Hardscaping – new fencing and concrete retaining walls within property and perimeter (concrete footings and small pony wall to support fence). New cedar deck, concrete stairs, concrete patio.



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