

## 4735 Woodside Place Offered at \$1,899,000

Incredible potential in this 4 bedroom, 4 bathroom home. Situated on a park like 17,860 sq. ft. property offering 2,546 sq. ft. of living space. Enjoy the level driveway, peaceful location and proximity to shopping, West Vancouver's finest schools, and recreation. A must see.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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



Active

R2748281

Board: V

House/Single Family

## 4735 WOODSIDE PLACE

West Vancouver  
Cypress Park Estates  
V7S 2X5

Residential Detached

\$1,899,000 (LP)

(SP) 

Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,998,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**  
 Frontage(feet): **91.01** Bathrooms: **4** Age: **51**  
 Frontage(metres): **27.74** Full Baths: **3** Zoning: **RS10**  
 Depth / Size: **177.43 IRR** Half Baths: **1** Gross Taxes: **\$4,895.91**  
 Lot Area (sq.ft.): **17,860.00** Rear Yard Exp: **Northwest** For Tax Year: **2022**  
 Lot Area (acres): **0.41** P.I.D.: **008-589-674** Tax Inc. Utilities?: \_\_\_\_\_  
 Flood Plain: \_\_\_\_\_ Tour: **Virtual Tour URL**  
 View: **No :**  
 Complex/Subdiv: \_\_\_\_\_  
 First Nation Reserve: \_\_\_\_\_  
 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**

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**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
 # of Fireplaces: **3** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
 Fireplace Fuel: **Wood** Metered Water: \_\_\_\_\_  
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: \_\_\_\_\_  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

Legal: LOT 28, BLOCK G, PLAN VAP13484, DISTRICT LOT 886, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

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

Features: CithWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main):	1,084	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	691	Main	Living Room	19'6 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 11'7			x	Main 2
Finished Floor (Below):	771	Main	Kitchen	15'1 x 10'2			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	11'7 x 7'10			x	Above 4
Finished Floor (Total):	2,546sq. ft.	Main	Family Room	15'2 x 12'6			x	Below 3
Unfinished Floor:	0	Main	Foyer	11'11 x 8'7			x	
Grand Total:	2,546sq. ft.	Below	Primary Bedroom	13'5 x 13'5			x	
		Below	Bedroom	13'8 x 10'1			x	
		Below	Bedroom	13'8 x 9'1			x	
		Above	Recreation Room	16'8 x 14'0			x	
		Above	Bedroom	14'4 x 10'2			x	
		Above	Laundry	11'9 x 10'10			x	
				x			x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): 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.



ERIC CHRISTIANSEN

eric@ericchristiansen.com

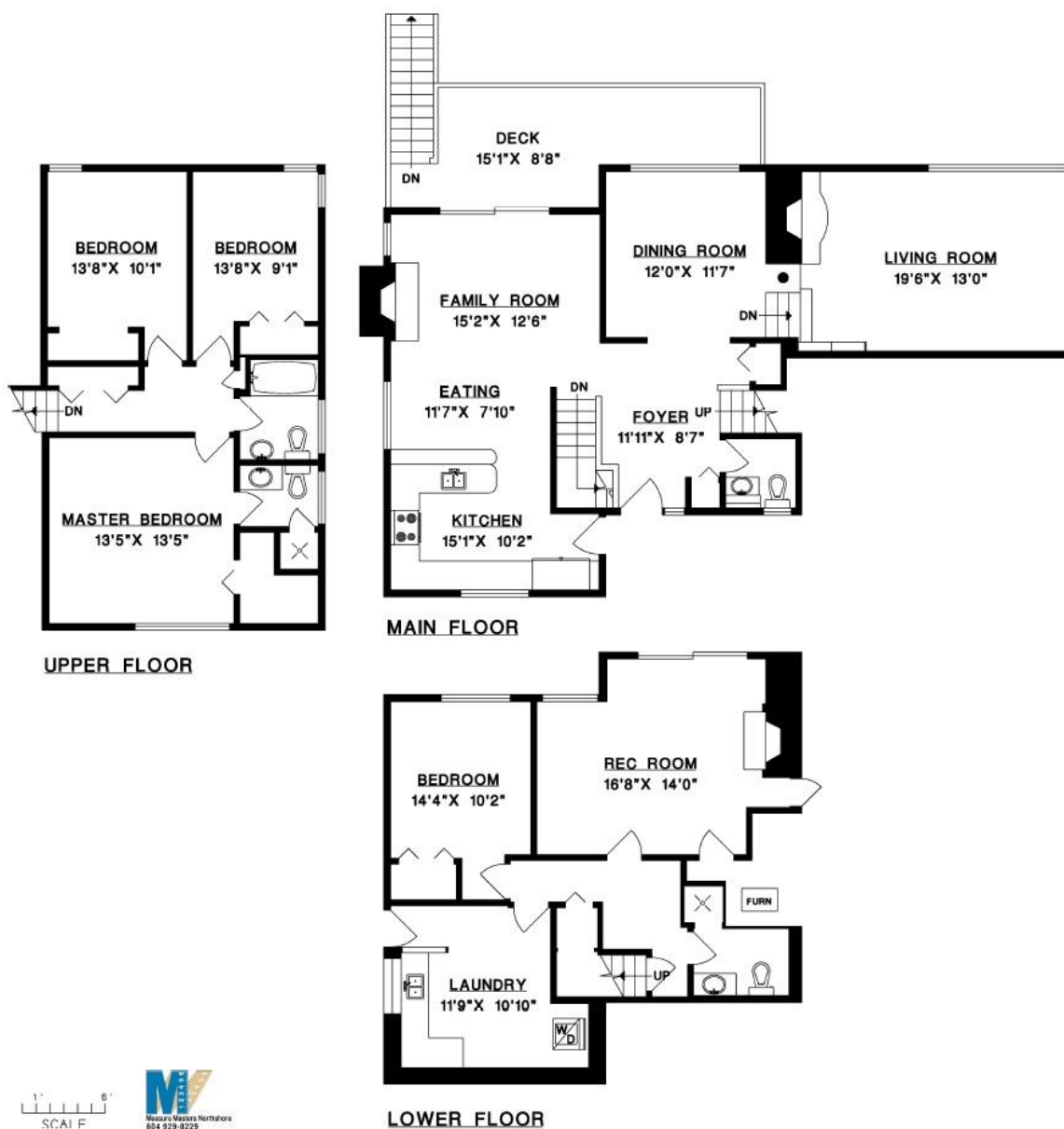
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

4735 WOODSIDE PLACE  
WEST VANCOUVER

MAIN FLOOR	1,084 SQ.FT.
UPPER FLOOR	691 SQ.FT.
LOWER FLOOR	771 SQ.FT.
<b>TOTAL</b>	<b>2,546 SQ.FT.</b>
DECK	190 SQ.FT.

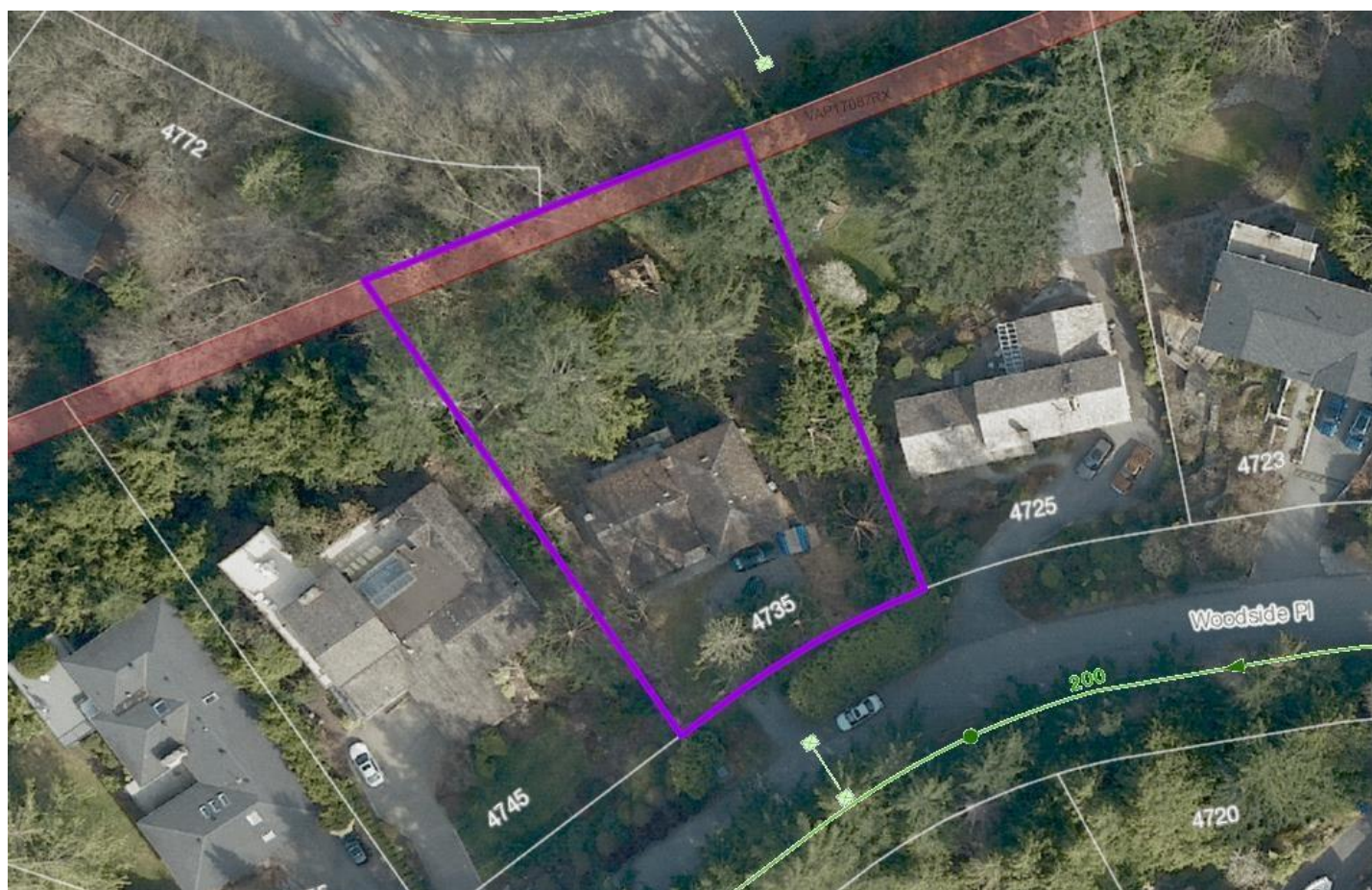


**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

**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