




## 4562 Woodgreen Court Offered at \$2,998,000

Don't miss out on this recently renovated 3,376 sq. ft. family home in Cypress Park Estates. With a contemporary open plan design, the main floor features a sleek kitchen, 3 bedrooms, 2 new bathrooms and white oak hardwood floors. The lower level offers an additional 3 bedrooms, expansive rec/media room, flex space and new plush carpeting. Situated on a huge 17,860 sq. ft. park like cul de sac property with double access. Nature enthusiasts will appreciate the close proximity to the trails and tennis courts at Cypress Falls Park while still within walking distance to the shops and services of Caulfeild Village and nearby schools.



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<b>Active</b> <b>R2811554</b> Board: V House/Single Family		<b>4562 WOODGREEN COURT</b> West Vancouver Cypress Park Estates V7S 2V7		Residential Detached <b>\$2,998,000</b> (LP) (SP)							
		Sold Date:		If new, GST/HST inc?:							
		Meas. Type: <b>Feet</b>		Bedrooms: <b>6</b>							
		Frontage(feet): <b>96.60</b>		Bathrooms: <b>3</b>							
		Frontage(metres): <b>29.44</b>		Full Baths: <b>3</b>							
		Depth / Size: <b>247.71 IRR</b>		Half Baths: <b>0</b>							
		Lot Area (sq.ft.): <b>17,860.00</b>		Rear Yard Exp: <b>Southeast</b>							
		Lot Area (acres): <b>0.41</b>		P.I.D.: <b>008-939-942</b>							
		Flood Plain:		Original Price: <b>\$2,998,000</b>							
		View: <b>Yes: peekaboo water view</b>		Approx. Year Built: <b>1966</b>							
		Complex/Subdiv:		Age: <b>57</b>							
		First Nation Reserve:		Zoning: <b>RS10</b>							
		Services Connected: <b>Electricity, Natural Gas, Water</b>		Gross Taxes: <b>\$6,750.49</b>							
		Sewer Type: <b>City/Municipal</b>		For Tax Year: <b>2023</b>							
				Tax Inc. Utilities?: Tour:							
Style of Home: <b>2 Storey</b>		Total Parking: <b>6</b>		Covered Parking: <b>2</b>							
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Double</b>		Parking Access: <b>Front</b>							
Exterior: <b>Wood</b>		Driveway Finish: <b>Asphalt</b>									
Foundation: <b>Concrete Perimeter</b>		Dist. to Public Transit: <b>Near</b>		Dist. to School Bus: <b>Near</b>							
		Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:							
Renovations: <b>Partly</b>		Reno. Year: <b>2023</b>		Property Disc.: <b>Yes</b>							
# of Fireplaces: <b>2</b>		Rain Screen: <b>No</b>		Fixtures Leased: <b>No</b>							
Fireplace Fuel: <b>Wood</b>		Metered Water:									
Fuel/Heating: <b>Electric, Forced Air, Natural Gas</b>		R.I. Plumbing:		Fixtures Rmvd: <b>No</b>							
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>				Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>							
Type of Roof: <b>Asphalt, Torch-On</b>											
Legal: <b>LOT 4, BLOCK E, PLAN VAP12156, DISTRICT LOT 886, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>											
Amenities: <b>Garden</b>											
Site Influences: <b>Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>											
Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Vacuum - Built In, Wine Cooler</b>											
Finished Floor (Main): <b>1,682</b>		Floor Type		Dimensions		Floor Type		Dimensions		Bathrooms	
Finished Floor (Above): <b>0</b>		Main Living Room		20'0 x 14'0		Below Storage		13'11 x 5'0		Floor #Pcs	
Finished Floor (AbvMain2): <b>0</b>		Main Dining Room		14'0 x 10'7		Below Laundry		9'7 x 8'10		Main 4	
Finished Floor (Below): <b>1,694</b>		Main Kitchen		20'7 x 11'0				x		Main 3	
Finished Floor (Basement): <b>0</b>		Main Primary Bedroom		14'1 x 13'1				x		Below 3	
Finished Floor (Total): <b>3,376 sq. ft.</b>		Main Bedroom		12'2 x 9'7				x			
Unfinished Floor: <b>0</b>		Main Bedroom		10'11 x 9'7				x			
Grand Total: <b>3,376 sq. ft.</b>		Main Mud Room		5'0 x 4'7				x			
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Main Foyer		11'5 x 8'0				x			
Suite:		Below Recreation Room		30'10 x 14'3				x			
Basement: <b>None</b>		Below Bedroom		17'7 x 9'9				x			
		Below Bedroom		15'7 x 11'1				x			
		Below Bedroom		14'3 x 13'2				x			
		Below Flex Room		11'3 x 8'9				x			
Crawl/Bsmt. Height: # of Levels: <b>2</b>		Manuf Type:		Registered in MHR?:		PAD Rental:					
# of Kitchens: <b>1</b>		MHR#:		CSA/BCE:		Maint. Fee:					
# of Rooms: <b>15</b>		ByLaw Restrictions:									
Listing Broker(s): <b>Bellevue Realty Group</b>											

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.



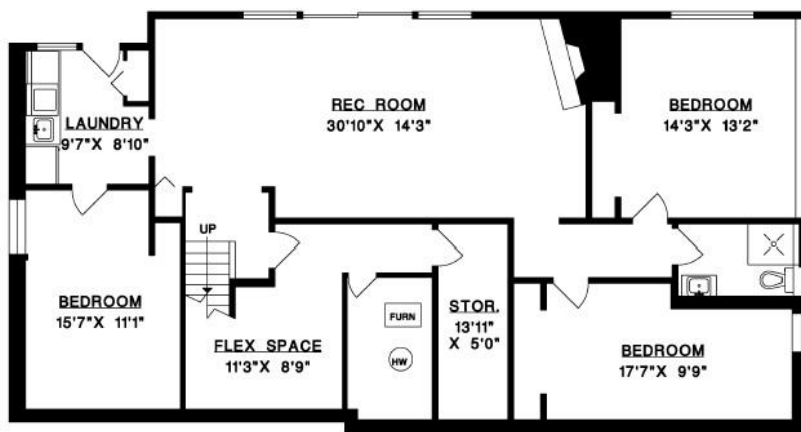
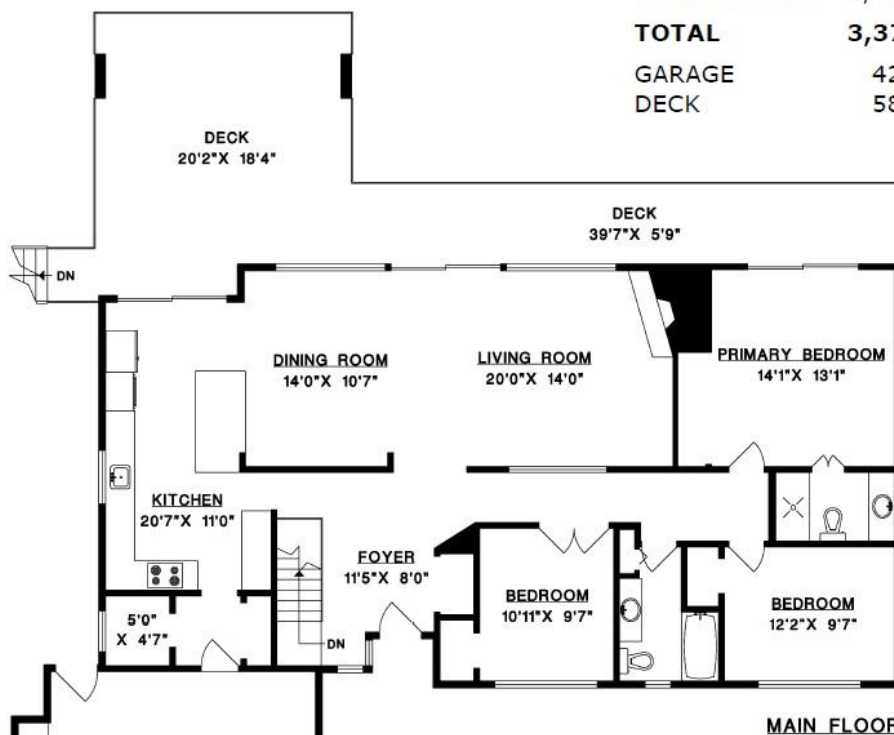
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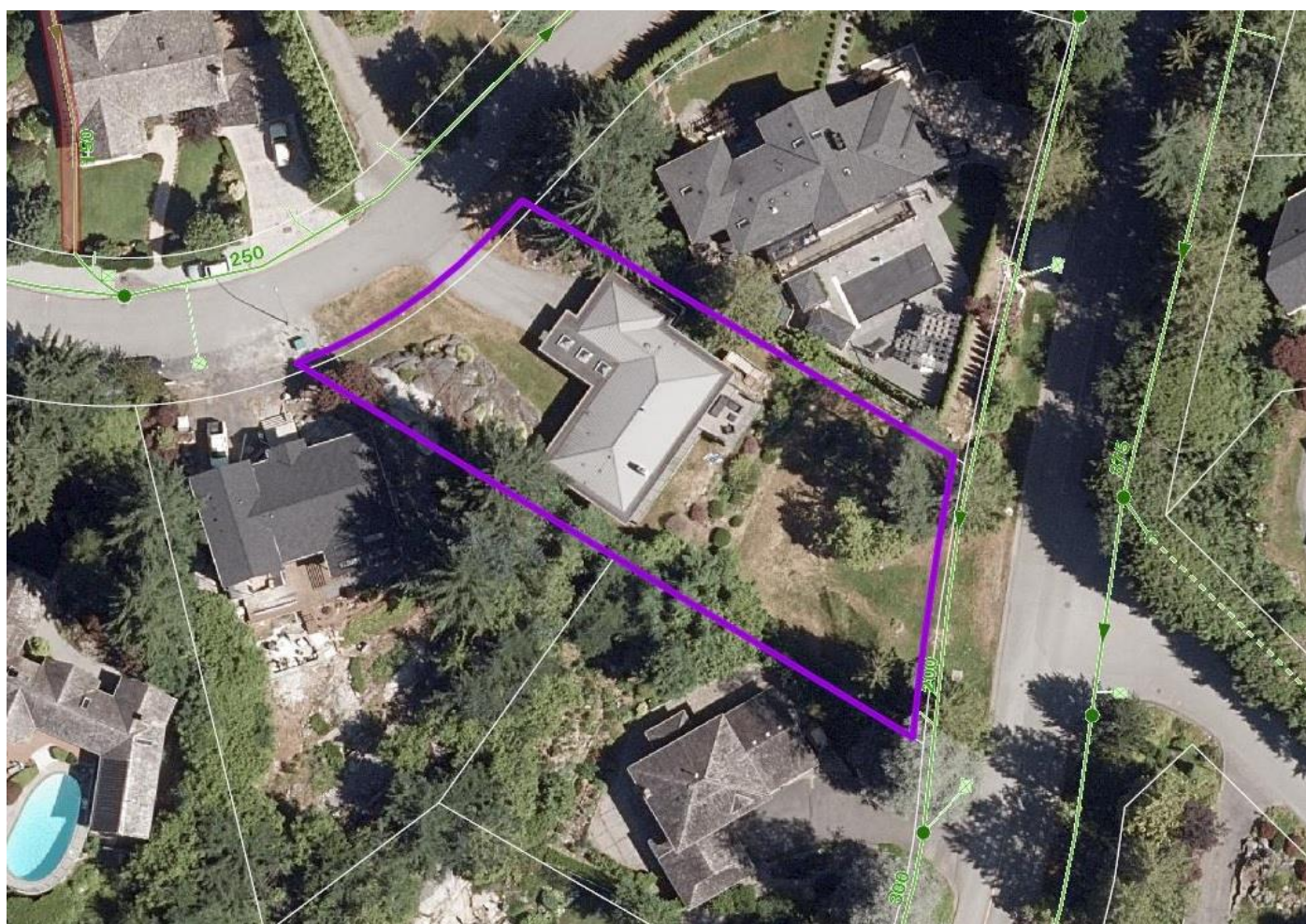
MAIN FLOOR	1,682 SQ.FT.
LOWER FLOOR	1,694 SQ.FT.
<b>TOTAL</b>	<b>3,376 SQ.FT.</b>
GARAGE	420 SQ.FT.
DECK	587 SQ.FT.



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