

## 3797 Bayridge Avenue Offered at \$4,398,000

Beautiful views are enjoyed from this gorgeous one owner, David Christopher designed home. Offering 4 to 6 bedrooms, 5 bathrooms, 4,986 sq. ft. of living space on 3 levels, and a sun drenched south facing pool and hot tub. Features include a stunning vaulted ceiling living/dining room with double sided wood burning fireplace, gorgeous master suite also with double sided gas fireplace, and an entertainment bar with feature fish tank. Situated on a 15,242 sq. ft. property just steps from McKechnie Park.



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

**Active**  
**R2825406**  
 Board: V  
 House/Single Family

**3797 BAYRIDGE AVENUE**

West Vancouver  
 Bayridge  
 V7V 3J3

Residential Detached

**\$4,398,000** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$4,398,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2001**  
 Frontage(feet): **137.29** Bathrooms: **5** Age: **22**  
 Frontage(metres): **41.85** Full Baths: **4** Zoning: **RS3**  
 Depth / Size: **138.42 IRR** Half Baths: **1** Gross Taxes: **\$14,410.06**  
 Lot Area (sq.ft.): **15,242.00** Rear Yard Exp: **North** For Tax Year: **2023**  
 Lot Area (acres): **0.35** P.I.D.: **003-999-190** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: beautiful water & Kitsilano**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas, Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish: **Paving Stone**  
 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: **:**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT D, BLOCK 31, PLAN VAP20373, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EPBCP5895**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,138	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	#Pcs
Finished Floor (Above):	1,356	Main	Living Room	19'1 x 14'9	Below	Recreation Room	22'5 x 17'5	Floor	2
Finished Floor (AbvMain2):	0	Main	Dining Room	19'1 x 11'9	Below	Games Room	17'7 x 9'4	Main	2
Finished Floor (Below):	1,492	Main	Kitchen	15'2 x 12'2	Below	Bar Room	8'10 x 7'8	Main	4
Finished Floor (Basement):	0	Main	Nook	14'6 x 14'3	Below	Office	14'2 x 10'2	Above	6
Finished Floor (Total):	4,986 sq. ft.	Main	Family Room	11'7 x 10'10	Below	Storage	15'2 x 4'10	Above	4
Unfinished Floor:	0	Main	Bedroom	17'7 x 10'11	Below	Foyer	11'9 x 7'9	Below	3
Grand Total:	4,986 sq. ft.	Main	Mud Room	14'8 x 5'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	6'4 x 3'9			x		
Suite:		Above	Primary Bedroom	20'3 x 13'3			x		
Basement: <b>None</b>		Above	Walk-In Closet	10'8 x 8'6			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Above	Bedroom	14'2 x 10'11			x		
# of Kitchens: <b>1</b>	# of Rooms: <b>19</b>	Above	Bedroom	12'5 x 10'2			x		
		Above	Den	9'11 x 7'4			x		

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.



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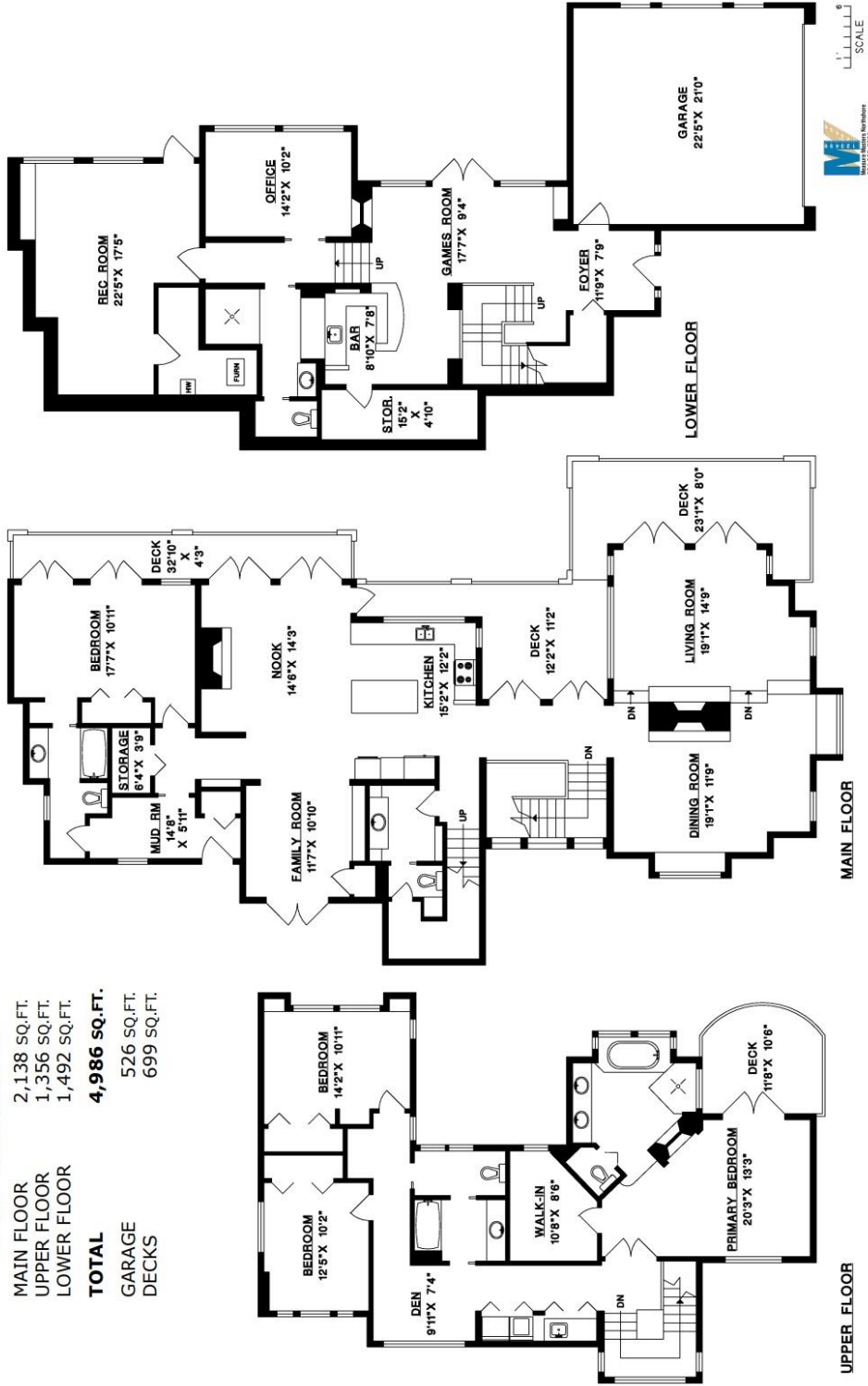
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BRG

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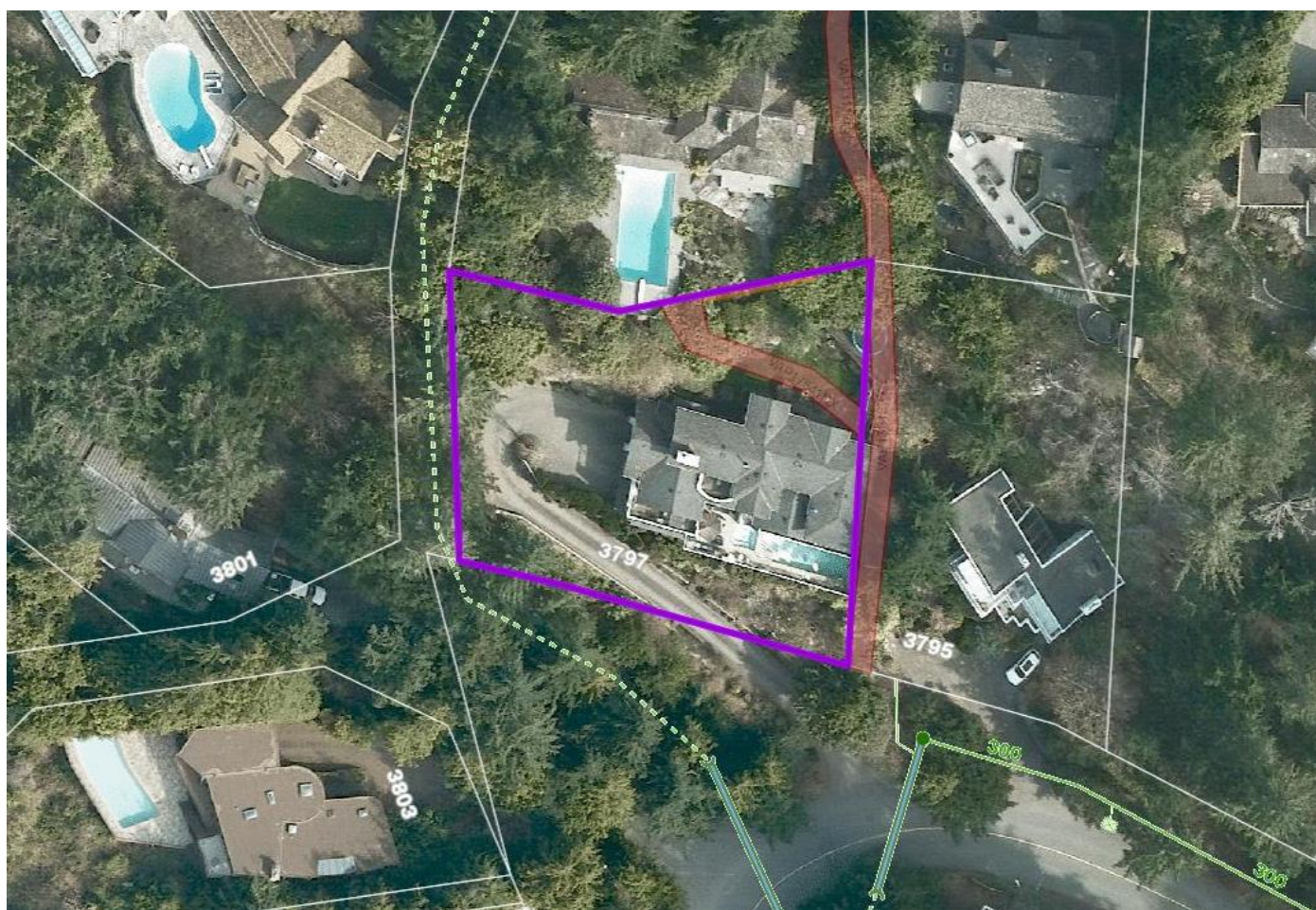
MAIN FLOOR 2,138 SQ.FT.  
 UPPER FLOOR 1,356 SQ.FT.  
 LOWER FLOOR 1,492 SQ.FT.  
**TOTAL 4,986 SQ.FT.**  
 GARAGE 526 SQ.FT.  
 DECKS 699 SQ.FT.



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