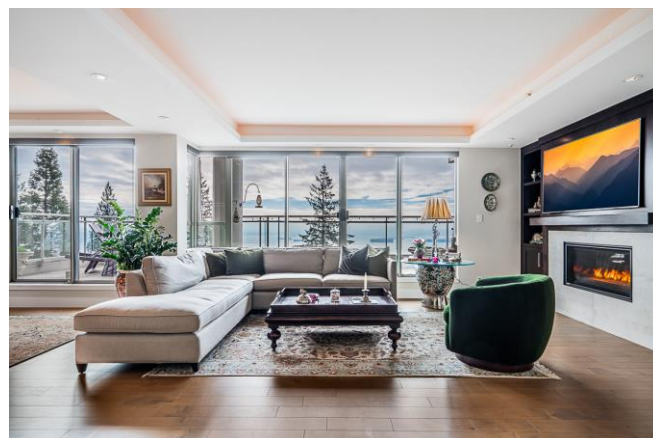




#702 – 3105 Deer Ridge Drive Offered at \$2,798,000



This luxurious, fully renovated penthouse spans 2,415 sq. ft. with an additional 577 sq. ft. in decks. The main floor boasts expansive open-plan living, with stunning views from every principal room, 1 or 2 bedrooms, and 2 bathrooms. The upper floor features a private 781 sq. ft. primary suite with walk-in closet, double vanity ensuite, fireplace, and a secluded deck. Truly an incredible penthouse experience.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

Active
R2854312
 Board: V
 Apartment/Condo

702 3105 DEER RIDGE DRIVE
 West Vancouver
 Deer Ridge WW
 V7S 4W1

Residential Attached
\$2,798,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View: **Yes :spectacular city & water**
 Complex / Subdiv: **Deer Ridge**
 First Nation:
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?:
 Bedrooms: **2**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 P.I.D.: **018-584-781**

Original Price: **\$2,798,000**
 Approx. Year Built: **1994**
 Age: **30**
 Zoning: **CD12**
 Gross Taxes: **\$5,539.20**
 For Tax Year: **2023**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **1 Storey, Penthouse**
 Construction: **Concrete**
 Exterior: **Concrete, Stucco**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year: **2017**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **Yes: 2 chandeliers excluded**
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 39, PLAN VAS2654, DISTRICT LOT 817, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 888, 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, Garden, Tennis Court(s)**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,634	Units in Development:	Tot Units in Strata: 76	Locker: Yes
Finished Floor (Above): 781	Exposure:	Storeys in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Strata West Management	Mgmt. Co's #: 604-904-9595	
Finished Floor (Below): 0	Maint Fee: \$1,462.94	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Sewer, Water		
Finished Floor (Total): 2,415 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: No
Grand Total: 2,415 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details: No short term rentals		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Levels: 2			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'7 x 13'9	Above	Walk-In Closet	10'4 x 6'6	1	Main	2	No
Main	Dining Room	19'0 x 12'11			x	2	Main	4	Yes
Main	Kitchen	14'7 x 13'8			x	3	Above	5	Yes
Main	Family Room	13'11 x 9'1			x	4			
Main	Eating Area	9'3 x 7'7			x	5			
Main	Bedroom	12'3 x 12'0			x	6			
Main	Foyer	10'4 x 6'5			x	7			
Above	Primary Bedroom	21'10 x 15'0			x	8			

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

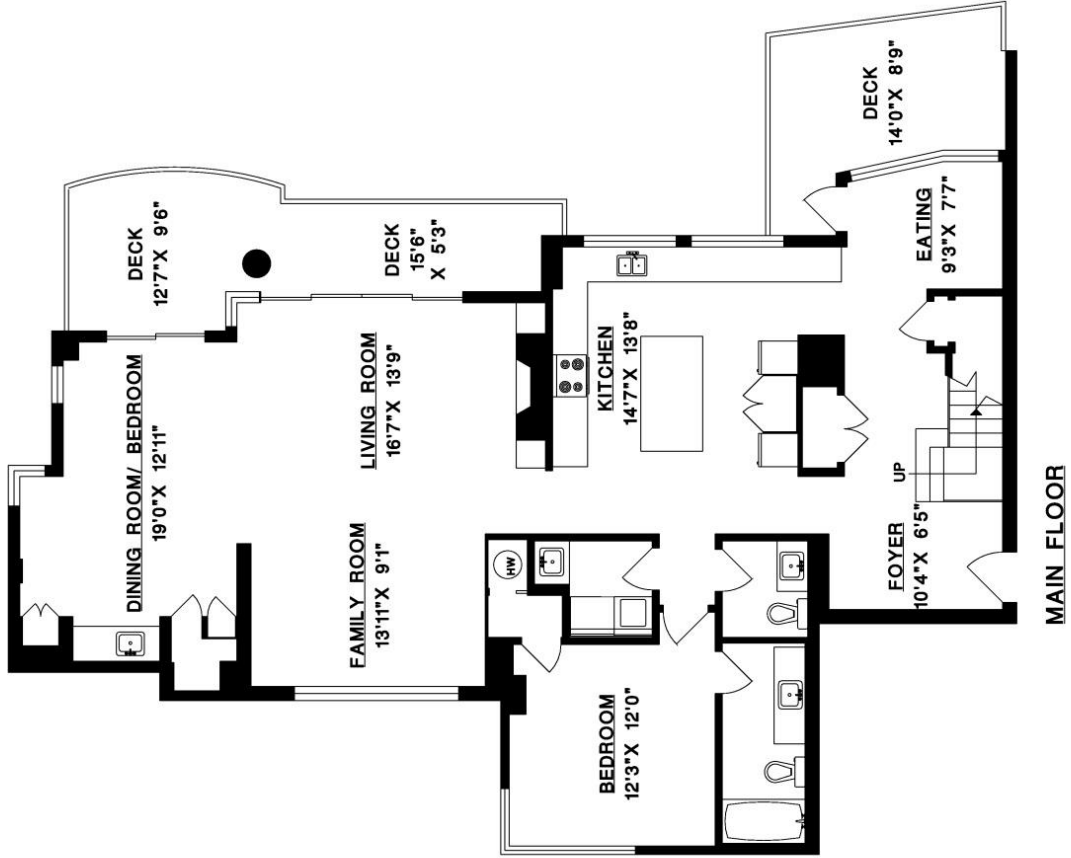
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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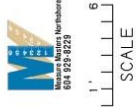
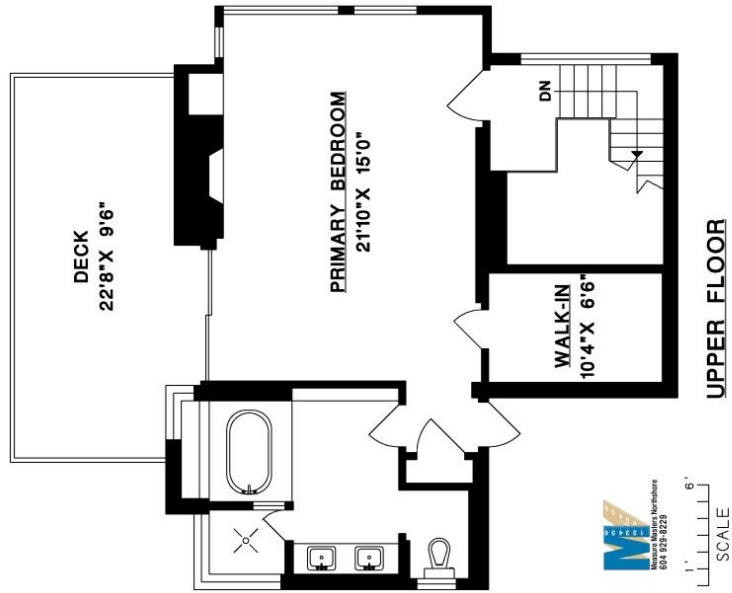
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BRG



#702 - 3105 DEER RIDGE DRIVE
WEST VANCOUVER

MAIN FLOOR	1,634 SQ.FT.
UPPER FLOOR	781 SQ.FT.
TOTAL	2,415 SQ.FT.
DECKS	577 SQ.FT.



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