


4184 Rose Crescent Offered at \$3,298,000

Stunning, close in, city and water views are enjoyed from this beautiful post and beam home. The feature hexagon family room with cathedral ceiling is incredible. Enjoy a spacious 2,879 sq. ft. of living space, with 4 bedrooms and 3 bathrooms on 2 levels. The main floor offers 3 bedrooms, 2 bathrooms, a huge south facing deck for entertaining, and numerous updates. The lower level is perfect for teenagers, nanny area or mortgage helper. Truly a beautiful home on an incredible street just steps to the beach.



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Active R2968857 Board: V House/Single Family		4184 ROSE CRESCENT West Vancouver Sandy Cove V7V 2N8		Residential Detached \$3,298,000 (LP) (SP)	
		Sold Date:		If new, GST/HST inc?:	
		Meas. Type: Feet		Bedrooms: 4	
		Frontage(feet): 80.38		Bathrooms: 3	
		Frontage(metres): 24.50		Full Baths: 3	
		Depth / Size: 127.84 IRR		Half Baths: 0	
		Lot Area (sq.ft.): 9,914.00		Rear Yard Exp: South	
		Lot Area (acres): 0.23		P.I.D.: 009-458-077	
		Flood Plain:		Original Price: \$3,298,000	
		View: Yes: spectacular city & ocean views		Approx. Year Built: 1956	
		Complex/Subdiv:		Age: 69	
		First Nation Reserve:		Zoning: RS4	
		Services Connected: Electricity, Natural Gas, Water		Gross Taxes: \$7,820.43	
		Sewer Type: City/Municipal		For Tax Year: 2024	
		Water Supply: City/Municipal		Tax Inc. Utilities?: Tour:	
Style of Home: 2 Storey		Total Parking: 4		Covered Parking: 2	
Construction: Frame - Wood		Parking: Garage; Double		Parking Access: Front	
Exterior: Wood		Driveway Finish: Asphalt		Dist. to School Bus: Near	
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Land Lease Expiry Year:	
Renovations: Partly		Title to Land: Freehold NonStrata			
# of Fireplaces: 2 R.I. Fireplaces:		Property Disc.: Yes			
Fireplace Fuel: Natural Gas		Fixtures Leased: No			
Fuel/Heating: Baseboard, Electric, Forced Air		Reno. Year: 2019			
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Rain Screen:			
Type of Roof: Torch-On		Metered Water:			
		R.I. Plumbing:			
		Fixtures Rmvd: :			
		Floor Finish: Hardwood, Wall/Wall/Mixed			
Legal: LOT 16, BLOCK 7, PLAN VAP9212, DISTRICT LOT 559/582, GROUP 1, NEW WESTMINSTER LAND DISTRICT					
Amenities:					
Site Influences: Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby					
Features: ClthWsh/Dryr/Frdg/Stve/DW					
Finished Floor (Main): 2,100		Floor Type		Dimensions	
Finished Floor (Above): 0		Main Living Room		17'2 x 17'2	
Finished Floor (AbvMain2): 0		Main Dining Room		16'1 x 10'0	
Finished Floor (Below): 779		Main Kitchen		16'1 x 8'5	
Finished Floor (Basement): 0		Main Family Room		16'1 x 15'1	
Finished Floor (Total): 2,879sq. ft.		Main Primary Bedroom		12'3 x 11'6	
Unfinished Floor: 0		Main Bedroom		13'4 x 11'7	
Grand Total: 2,879sq. ft.		Main Bedroom		12'8 x 11'3	
Flr Area (Det'd 2nd Res): sq. ft.		Main Laundry		6'11 x 6'5	
Suite:		Main Foyer		12'1 x 8'11	
Basement: None		Below Recreation Room		15'3 x 14'11	
		Below Bedroom		17'11 x 17'2	
				x	
				x	
				x	
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:	
# of Kitchens: 1		MHR#:		CSA/BCE:	
# of Rooms: 11		ByLaw Restrictions:		PAD Rental: Maint. Fee:	
Listing Broker(s): Bellevue Realty Group					

Full video tour at www.ericchristiansen.com

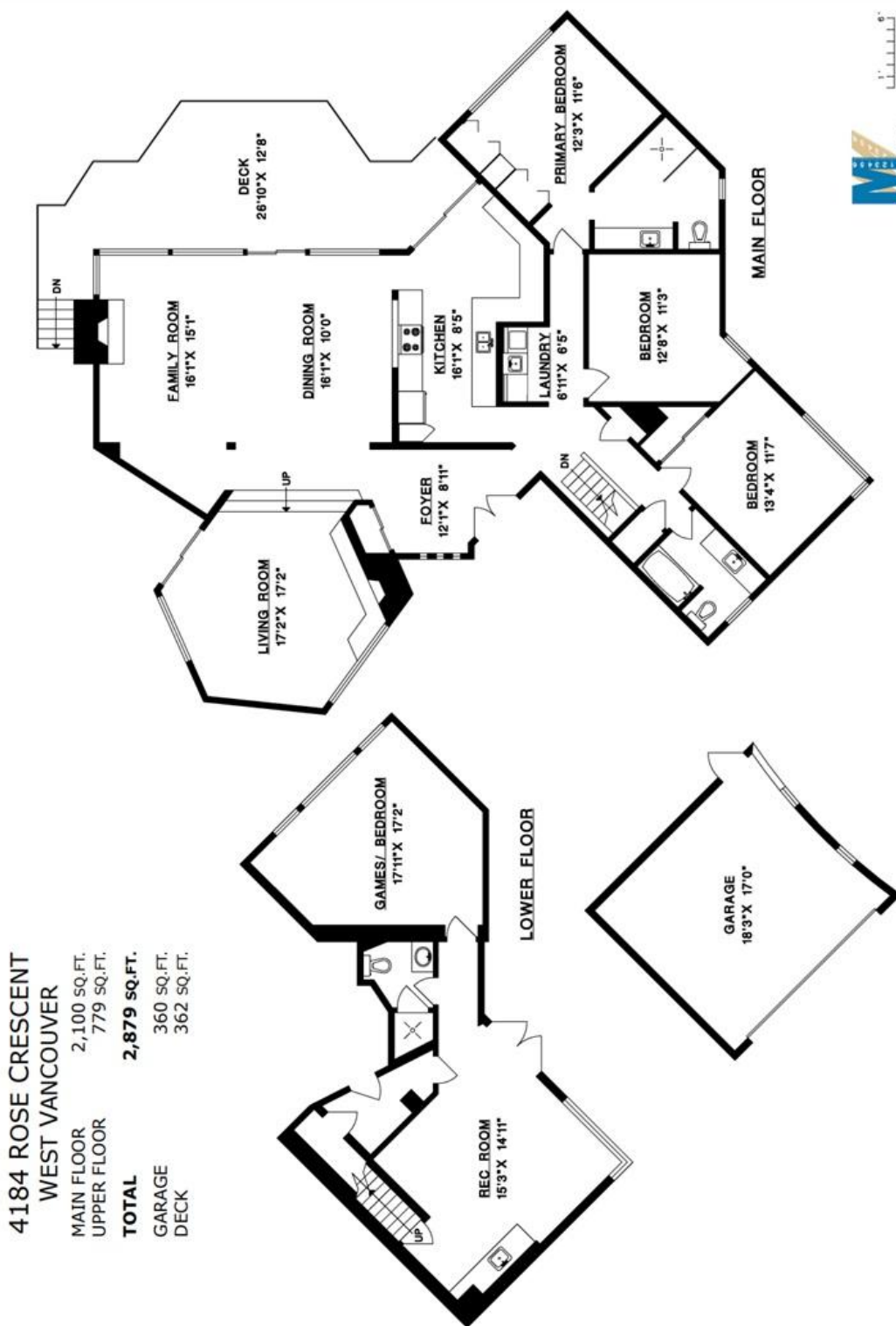
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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A Note from the Seller

The Story of the House That Grew

The home's rich history includes numerous thoughtful additions and upgrades that have made it what it is today. Built in 1956 by PRANA Group, the property has been thoughtfully enhanced by various owners over the years.

- **1969:** Architect George Furnadjieff designed the six-sided family room, adding charm and character to the home.
- **1976:** Another architect added an angled west-side master bedroom and bathroom, along with a lower-level office and expanded balcony.
- **1996:** We purchased this home from the Randalls who made significant improvements, including expanding the balcony and converting the carport into a garage.

Why We Loved Living Here for Nearly 30 Years:

- **Peace & Privacy:** Nestled in a serene neighborhood, the quiet atmosphere offers the perfect retreat.
- **Stunning Views:** Watch the ever-changing water views from several rooms, enhanced by biannual cleaning by Perks Window Cleaning.
- **Ship Watching:** Monitor Vancouver's busy port traffic and keep an eye on ships from your window.
- **Birdwatching:** Our feeders attract a remarkable variety of local birdlife, a treat for nature lovers.
- **Great for Hosting:** From intimate dinners for 16 to house concerts for 40, this home is ideal for entertaining.
- **Outdoor Beauty:** Enjoy the rocky grotto and beautiful gardens, maintained with occasional power washing.
- **Access to Three Beaches:** Sandy Cove, Erwin Drive, and Stearman Beach are all within reach.
- **Iconic Trees:** A giant Redwood (Sequoia) on the west side and five majestic Douglas Fir trees on the east side, home to a playful squirrel.
- **Night Sky & Fireworks:** Perfect for stargazing and enjoying local fireworks displays.
- **Cosy Fireplace:** A great spot for snuggling on chilly nights.
- **Wonderful Neighbors:** Friendly gatherings, earthquake preparedness courses, and unforgettable block parties made the community even more special.



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4184 Rose Crescent – Renovations & Updates

2024 Pruning of Photinia and clearing brambles in lower garden (John Mai)

2023 Pruning of Sequoia with City permit (Silverback)

2019

- Primary Bathroom renovation for accessibility (Raffe Marble & Tile)
- Jerry Bosa & Sam Raffa - contracted certified electricians, plumbers, etc.
- New Miele dishwasher (Y. Franks)
- Replaced failed sealed window unit in East end of Living Room (Capilano Glass)
- Installation of ceiling track and blackout drapes in Primary Bedroom with remote blackout skylight shade in Primary Bath (Jabot)
- Installation of Hunter Douglas venetian blinds in Primary & Guest Bedroom, Bathroom, and Office (Jabot)
- New Bryant 80,000 BTU high-efficiency furnace (ProGas)

2017 Exterior trim painting (Rainbow Painting)

2016 New John Wood water heater (ProGas)

2014

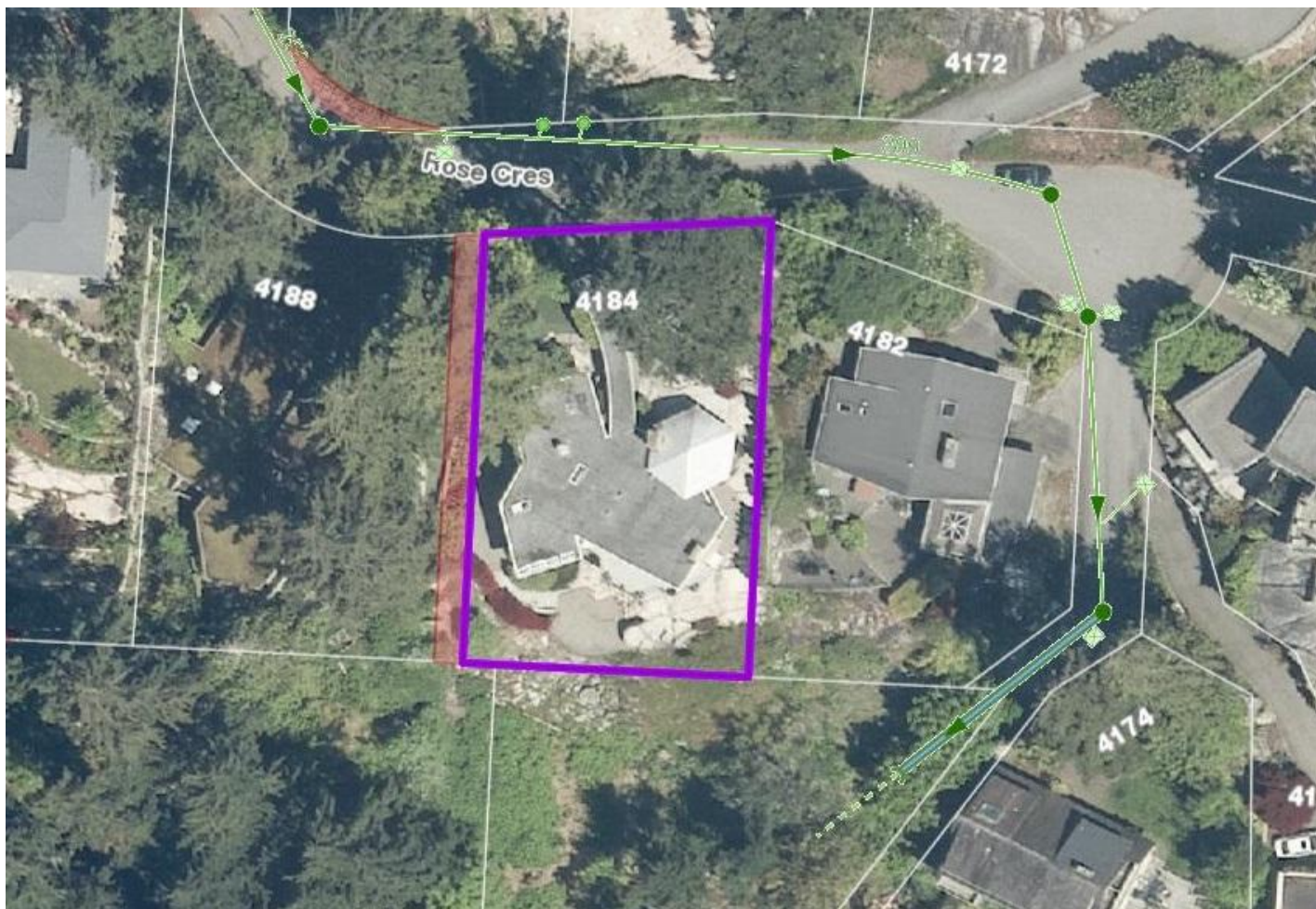
- New front deck surface and glass railing (BODA Construction)
- Deck post replacement and support repairs (BODA Construction)

2011 New gas fireplace in Living Room (Maxwell Fireplace)

2010

- New KitchenAid range, fridge, and dishwasher (Y Franks)
- Replaced 2 walkway posts (Zurbrugg & Son)
- Concrete patio repair and crack sealing (True North Concrete)
- Installed downpipe extensions (Burrard Roofing)
- Installation of UV filter on furnace (Lion Mechanical)





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