




4697 Woodview Place Offered at \$2,498,000

This is such a cool West Coast contemporary home situated on a mostly level 21,780 sq. ft. property. The main floor is a spacious open plan with huge sliding doors to a southwest facing patio and huge level yard. Offering 3 bedrooms, 3 bathrooms and 2,238 sq. ft. of living space. The auto court is large with lots of space to accommodate a garage or guest studio. Don't miss this one in beautiful Cypress Park Estates.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3116647 Board: V House/Single Family	4697 WOODVIEW PLACE West Vancouver Cypress Park Estates V7S 2X2	Residential Detached \$2,498,000 (LP) (SP) M																																																																																																		
	Sold Date: Meas. Type: Feet Frontage(feet): 101.74 Frontage(metres): 31.01 Depth / Size: 251.07 IRR Lot Area (sq.ft.): 21,780.00 Lot Area (acres): 0.50 Flood Plain: View: Yes: peekaboo water view Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new, GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 2 Half Baths: 1 Rear Yard Exp: Southwest P.I.D.: 008-791-066 Original Price: \$2,498,000 Approx. Year Built: 1973 Age: 53 Zoning: RS10 Gross Taxes: \$7,861.69 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																																		
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: Completely # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Patio(s) & Deck(s) Type of Roof: Torch-On	Total Parking: 4 Covered Parking: 0 Parking Access: Front Parking: Open 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 Rain Screen: No Fixtures Leased: No : Metered Water: R.I. Plumbing: Fixtures Rmvd: : Floor Finish: Hardwood, Tile																																																																																																			
Legal: LOT 22, BLOCK G, PLAN VAP12785, DISTRICT LOT 886, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																				
Amenities:																																																																																																				
Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby																																																																																																				
Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																																				
Finished Floor (Main): 1,674 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 564 Finished Floor (Basement): 0 Finished Floor (Total): 2,238sq. ft. Unfinished Floor: 0 Grand Total: 2,238sq. ft. Flr Area (Det'd 2nd Res): sq. ft.	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>18'0 x 17'1</td> <td></td> <td></td> <td>x</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>17'1 x 13'8</td> <td></td> <td></td> <td>x</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>12'1 x 8'3</td> <td></td> <td></td> <td>x</td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>15'7 x 15'7</td> <td></td> <td></td> <td>x</td> <td>Below 5</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>15'7 x 14'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Primary Bedroom</td> <td>17'10 x 11'10</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Utility</td> <td>16'5 x 10'8</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Foyer</td> <td>11'7 x 9'9</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	18'0 x 17'1			x	Floor #Pcs	Main	Dining Room	17'1 x 13'8			x	Main 2	Main	Kitchen	12'1 x 8'3			x	Main 3	Main	Bedroom	15'7 x 15'7			x	Below 5	Main	Bedroom	15'7 x 14'11			x		Below	Primary Bedroom	17'10 x 11'10			x		Below	Utility	16'5 x 10'8			x		Below	Foyer	11'7 x 9'9			x							x							x							x							x							x		Suite: Basement: None Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 8 Manif Type: MHR#: Registered in MHR?: ByLaw Restrictions: CSA/BCE: PAD Rental: Maint. Fee:
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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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MAIN FLOOR	1,674 SF
LOWER FLOOR	564 SF
LIVING AREA	2,238 SF
UNFINISHED AREA	164 SF
TOTAL AREA	2,402 SF
AUXILIARY AREA	995 SF
DECK	878 SF
SHED	54 SF
STORAGE	63 SF



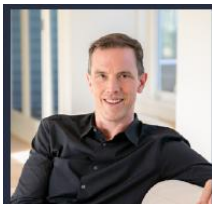
Valid Until: April 26, 2027

All dimensions are approximate and not suitable for architectural construction use. This is for informational purposes only. Total square footage might be less consistent with area plan. It might include unfinished area. We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z765-2003 method.



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