



3955 Viewridge Place Offered at \$2,898,000



PRICE REDUCED! Incredible Family Value in Bayridge. Now offered at \$2,898,000.00, this is the standout opportunity your family has been waiting for. **THE PROPERTY!** Rare 18,296 sq. ft. private lot on a safe, kid-friendly cul-de-sac. **THE SPACE:** 4,106 sq. ft. across 3 levels featuring 5 bedrooms and 4 bathrooms. **LIFESTYLE:** Living and family rooms step out to a huge creek-side deck and with rolling lawns. **THE LAYOUT:** Smart design with massive principal rooms, all 5 bedrooms upstairs along with laundry. **LOCATION:** Minutes to West Vancouver's top schools, shopping, beaches, and Cypress Mountain recreation. Cherished and meticulously maintained by the current owners for 19 years. Don't miss this rare combination of size, location, and unbeatable value!



ERIC CHRISTIANSEN
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Active
R3118806
 Board: V
 House/Single Family

3955 VIEWRIDGE PLACE

West Vancouver
 Bayridge
 V7V 3K7

Residential Detached

\$2,898,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,249,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1963**
 Frontage(feet): **72.75** Bathrooms: **4** Age: **63**
 Frontage(metres): **22.17** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **205.60 IRR** Half Baths: **1** Gross Taxes: **\$6,413.32**
 Lot Area (sq.ft.): **18,296.00** Rear Yard Exp: **Northwest** For Tax Year: **2025**
 Lot Area (acres): **0.42** P.I.D.: **009-286-110** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 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**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile**

Legal: LOT 36, BLOCK 11, PLAN VAP10836, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: **Garden**

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

Finished Floor (Main):	1,632	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,914	Main	Living Room	21'3 x 14'2	Above	Bedroom	12'3 x 11'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'6 x 10'6	Above	Bedroom	12'2 x 11'5	Main	2
Finished Floor (Below):	560	Main	Kitchen	18'11 x 10'10	Above	Den	13'5 x 9'3	Above	6
Finished Floor (Basement):	0	Main	Family Room	18'2 x 13'2	Above	Laundry	11'0 x 8'2	Above	4
Finished Floor (Total):	4,106sq. ft.	Main	Office	13'10 x 10'2	Below	Recreation Room	18'11 x 18'0	Above	3
Unfinished Floor:	0	Main	Storage	13'10 x 5'4			x		
Grand Total:	4,106sq. ft.	Main	Pantry	7'1 x 6'5			x		
		Main	Foyer	8'0 x 7'5			x		
		Above	Primary Bedroom	15'3 x 12'7			x		
		Above	Walk-In Closet	5'5 x 5'1			x		
		Above	Walk-In Closet	5'5 x 5'1			x		
		Above	Bedroom	15'4 x 11'5			x		
		Above	Bedroom	14'5 x 10'6			x		
Suite:									
Basement:None									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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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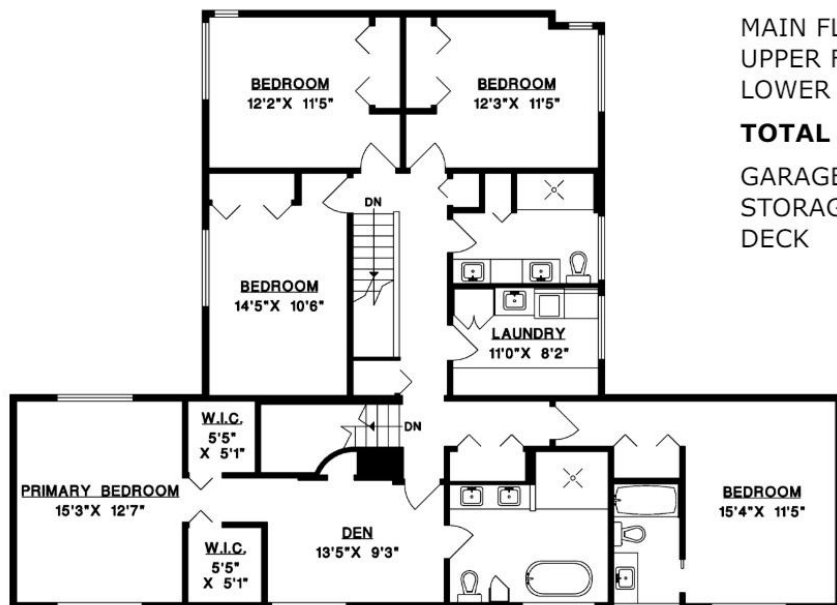
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3955 VIEWRIDGE PLACE WEST VANCOUVER

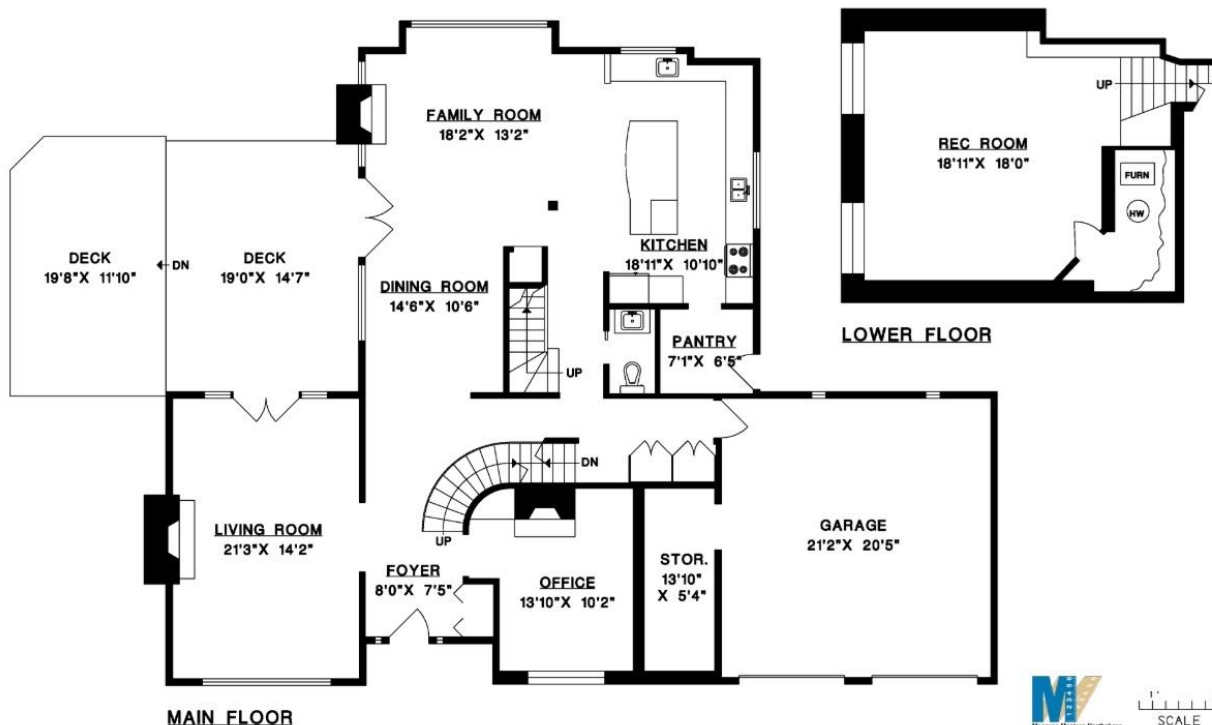
MAIN FLOOR 1,632 SQ.FT.
UPPER FLOOR 1,914 SQ.FT.
LOWER FLOOR 560 SQ.FT.

TOTAL 4,106 SQ.FT.

GARAGE 464 SQ.FT.
STORAGE 87 SQ.FT.
DECK 506 SQ.FT.



UPPER FLOOR



MAIN FLOOR

LOWER FLOOR



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3955 Viewridge Place – Renovations & Updates

- 1st floor – new Kitchen with upgraded appliances, rich hard wood flooring, elegant baseboards, casing, crown mouldings, a cozy fireplace, Pantry, Powder Room and 5 new windows (2011)
- Ensuite & 2nd floor bathroom renovation with heated floors (2013)
- Installed new waterline from meter to house (2016)
- Garage/spare bedroom bathroom with heated floors (2017)
- New Deck (2018)
- Master bedroom, staircase (x 2) wood flooring & 2nd floor flooring (2020)
- New fireplace (family room) (2022)
- New Roof (2025)



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