



Presented by:

Chas Woodyer

Angell, Hasman & Associates Realty Ltd.

Phone: 604-761-6409

http://www.woodyer.com

chas@woodyer.com



Active
R2446096
 Board: V
 House/Single Family

3906 SOUTHRIDGE AVENUE

West Vancouver

Bayridge

V7V 3J1

Residential Detached

\$4,188,000 (LP)

(SP)



Sold Date: Frontage (feet): **80.00** Original Price: **\$4,188,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1962**
 Depth / Size: **250** Bathrooms: **4** Age: **58**
 Lot Area (sq.ft.): **26,571.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$16,225.61**
 Rear Yard Exp: **South** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-430-083**
 Tour:

View: **Yes: Ocean & City**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
 Construction: **Frame - Wood**
 Exterior: **Concrete, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Reno. Year: **2005**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water: **N**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 31, BLOCK 11, PLAN VAP10678, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'5 x 9'1	Above	Bedroom	11'3 x 12'6			x
Main	Mud Room	8'9 x 8'0	Bsmt	Recreation	14'5 x 22'9			x
Main	Kitchen	11'7 x 15'7	Bsmt	Bedroom	11'16 x 10'6			x
Main	Eating Area	8'7 x 15'7	Bsmt	Flex Room	15'6 x 10'6			x
Main	Dining Room	11'0 x 13'1	Bsmt	Wine Room	8'5 x 6'3			x
Main	Living Room	15'2 x 23'10			x			x
Above	Master Bedroom	12'2 x 16'6			x			x
Above	Walk-In Closet	9'7 x 5'9			x			x
Above	Bedroom	14'2 x 11'1			x			x
Above	Bedroom	15'1 x 11'0			x			x

Finished Floor (Main): **1,219**
 Finished Floor (Above): **1,214**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,204**
 Finished Floor (Total): **3,637 sq. ft.**

of Rooms: **15**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **4**
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	3	No
4	Bsmt	3	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Unfinished Floor: **0**
 Grand Total: **3,637 sq. ft.**

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

This stunning recently renovated home is situated on a spectacular 26,000 sq.ft. property with breathtaking views. Complete privacy from the south-facing covered deck overlooking the large level back yard and expansive views to the South over Burrard Inlet and to Vancouver Island. Offering 5 bedrooms and 4 bathrooms with an incredible open plan of 3,637 sq.ft. on 3 levels. The gourmet kitchen is a chef dream with a grand island opening to the dining room and living room. Stainless steel counters and a large range complete this professional kitchen. The lower level offers a guest bedroom, games room and climate-controlled wine cellar