

Active
R3058043
Board: V
House/Single Family

4119 BURKERIDGE PLACE
West Vancouver
Bayridge
V7V 3N1

Residential Detached
\$3,199,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,199,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
Frontage(feet): **67.00** Bathrooms: **3** Age: **53**
Frontage(metres): **20.42** Full Baths: **2** Zoning: **RS3**
Depth / Size: **188** Half Baths: **1** Gross Taxes: **\$6,510.35**
Lot Area (sq.ft.): **13,564.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.31** P.I.D.: **005-763-819** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes : Greenbelt & Creek**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Other, Wood**
Foundation: **Concrete Perimeter**
Renovations: **Completely**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**
Reno. Year: **2014**
Rain Screen: **Full**
Metered
R.I. Plumbing:
Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **700m** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures **No :**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood**
Legal: **LOT 17, BLOCK 2, PLAN VAP10659, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK J**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Refrigerator, Wine Cooler**

Finished Floor (Main):	2,113	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	17'8 x 10'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17'8 x 9'7			x	Main 2
Finished Floor (Below):	841	Main	Family Room	16'2 x 16'1			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	16'8 x 10'3			x	Below 4
Finished Floor (Total):	2,954 sq. ft.	Main	Walk-In Closet	9'11 x 8'4			x	
Unfinished Floor:	310	Main	Dining Room	16'1 x 9'6			x	
Grand Total:	3,264 sq. ft.	Main	Living Room	16'1 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Recreation Room	17'9 x 14'2			x	
Suite:		Below	Laundry	9'7 x 5'9			x	
Basement:None		Below	Bedroom	15'5 x 12'7			x	
		Below	Bedroom	12'0 x 8'8			x	
		Below	Bedroom	15'4 x 8'8			x	
		Below	Storage	11'8 x 5'2			x	
Crawl/Bsmt. Height:	# of Levels: 0	Manuf Type:	Registered in		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	MHR#	CSA/BCE:		Maint. Fee:			
		ByLaw						

Listing Broker(s): **Oakwyn Realty Ltd.** **Oakwyn Realty Ltd.**

A stunning West Coast Contemporary residence tucked away on a quiet cul-de-sac in Bayridge. Thoughtfully reimagined & architecturally refined, this home is bathed in natural light w/ floor-to-ceiling windows & skylights framing tranquil forest & Cypress Creek views. The bright, open floor plan strikes a perfect balance between warm, intimate living & sophisticated entertaining. Elegant wide-plank oak hardwood floors, vaulted ceilings, a custom SieMatic kitchen w/ Wolf & Liebherr appliances, & an oversized marble island anchor the main level. Expansive balconies off the living room & a private lower deck create seamless indoor-outdoor flow, ideal for gatherings or quiet retreat. With the primary bedroom on the main & 3 additional bedrooms below, the layout offers flexibility & comfort.