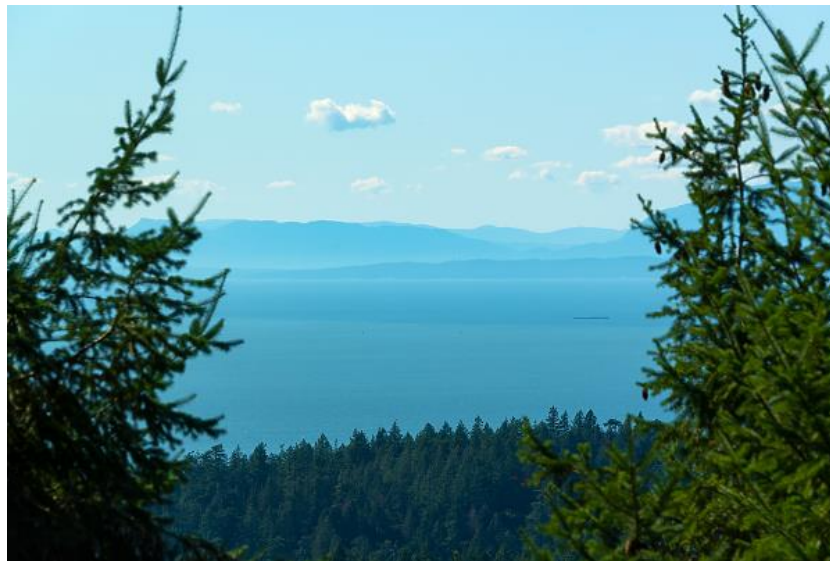




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4556 Woodgreen Drive Offered at \$4,980,000

Absolutely massive entertainment style home offering 8,500 sq. ft. of living space. Complete privacy with estate-like heated driveway leading to this palatial home situated on a 30,928 sq. ft. property. Features include 6 bedrooms, 7 bathrooms, huge rooms for entertaining, a luxurious master suite, indoor pool and a sport court for the kids to play. Recent renovations include kitchens, bathrooms, flooring and too much more to list.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active **4556 WOODGREEN DRIVE** Residential Detached
R2409761 West Vancouver **\$4,980,000 (LP)**
 Board: V Cypress Park Estates (SP) **M**
 House/Single Family V7S 2V2



Sold Date: Frontage (feet): **81.74** Original Price: **\$4,980,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1990**
 Depth / Size: **317.40 IRR** Bathrooms: **7** Age: **29**
 Lot Area (sq.ft.): **30,928.00** Full Baths: **6** Zoning: **RS10**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$18,246.73**
 Rear Yard Exp: **East** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **004-716-141**
 Tour:

View: **Yes: water and mountain views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: 3 Storey	Total Parking: 6	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Wood	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen: No	Reno. Year:	Property Disc.: Yes	
Renovations: Partly	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Water Supply: City/Municipal		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Fuel/Heating: Hot Water, Natural Gas, Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Torch-On			

Legal: **LOT 11, BLOCK F, PLAN VAP12156, DISTRICT LOT 886, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	29'2 x 19'0	Main	Foyer	12'7 x 11'9	Below	Utility	9'5x 7'7
Main	Dining Room	20'7 x 14'10	Above	Master Bedroom	22'8 x 18'11			x
Main	Kitchen	16'0 x 10'10	Above	Walk-In Closet	15'0 x 10'10			x
Main	Eating Area	12'4 x 11'7	Above	Bedroom	18'0 x 15'7			x
Main	Family Room	12'4 x 11'7	Above	Bedroom	14'4 x 14'2			x
Main	Recreation	27'6 x 20'11	Above	Bedroom	14'3 x 14'2			x
Main	Office	18'3 x 17'11	Below	Bedroom	14'0 x 10'7			x
Main	Bedroom	12'5 x 12'2	Below	Other	35'9 x 26'5			x
Main	Laundry	11'0 x 8'0	Below	Bar Room	7'8 x 7'0			x
Main	Walk-In Closet	7'6 x 8'0	Below	Sauna	5'9 x 4'6			x

Finished Floor (Main):	3,574	# of Rooms:	21	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,802	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	2,126	# of Levels:	3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	8	Yes	Pool:
Finished Floor (Total):	8,502 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 6	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	8,502 sq. ft.	Basement: None		6	Above	3	Yes	
				7	Below	3	No	
				8				

Listing Broker(s): **Angell Hasman (E.Christiansen)**

Royal LePage Sussex

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

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4556 WOODGREEN DRIVE

WEST VANCOUVER

MAIN FLOOR 3,574 SQ.FT.

UPPER FLOOR 2,802 SQ.FT.

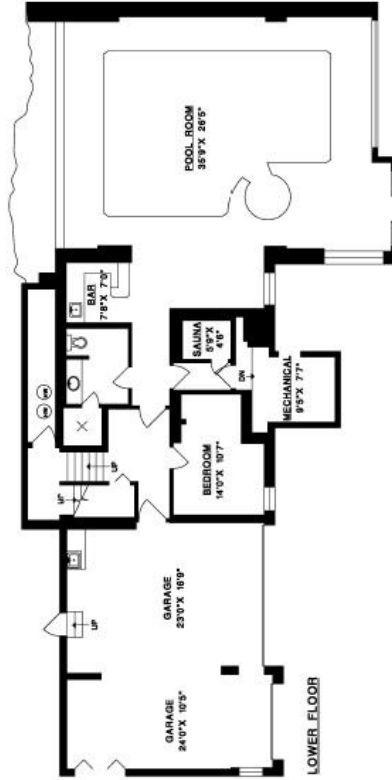
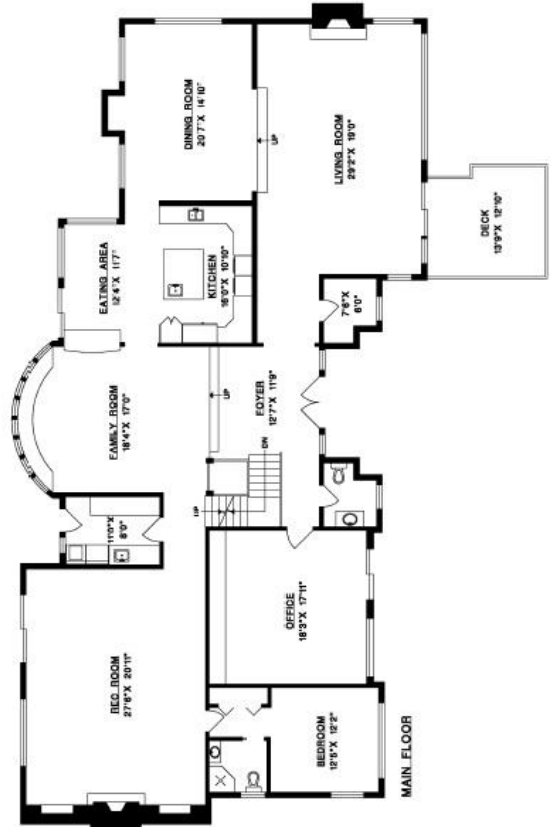
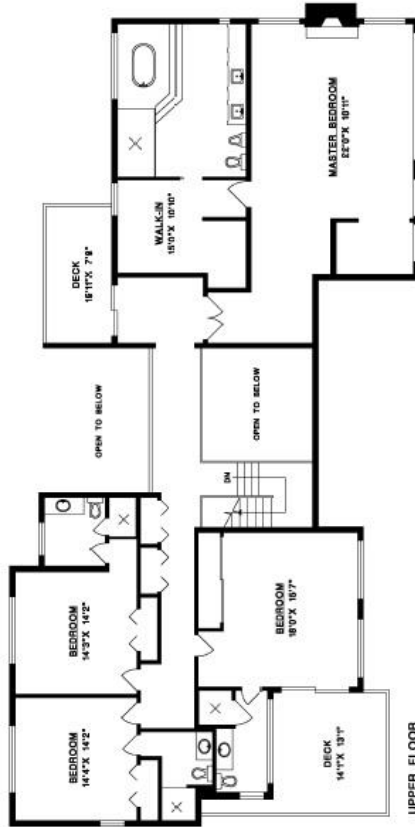
LOWER FLOOR 2,126 SQ.FT.

TOTAL 8,502 SQ.FT.

GARAGE 748 SQ.FT.

DECKS 491 SQ.FT.

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WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
*Based on MLS System data
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4456 Woodgreen Drive - Updates

2012 – installed sport court and miscellaneous upgrades

2013 – painted interior and exterior

2015 – updated kitchen, bathrooms and all flooring

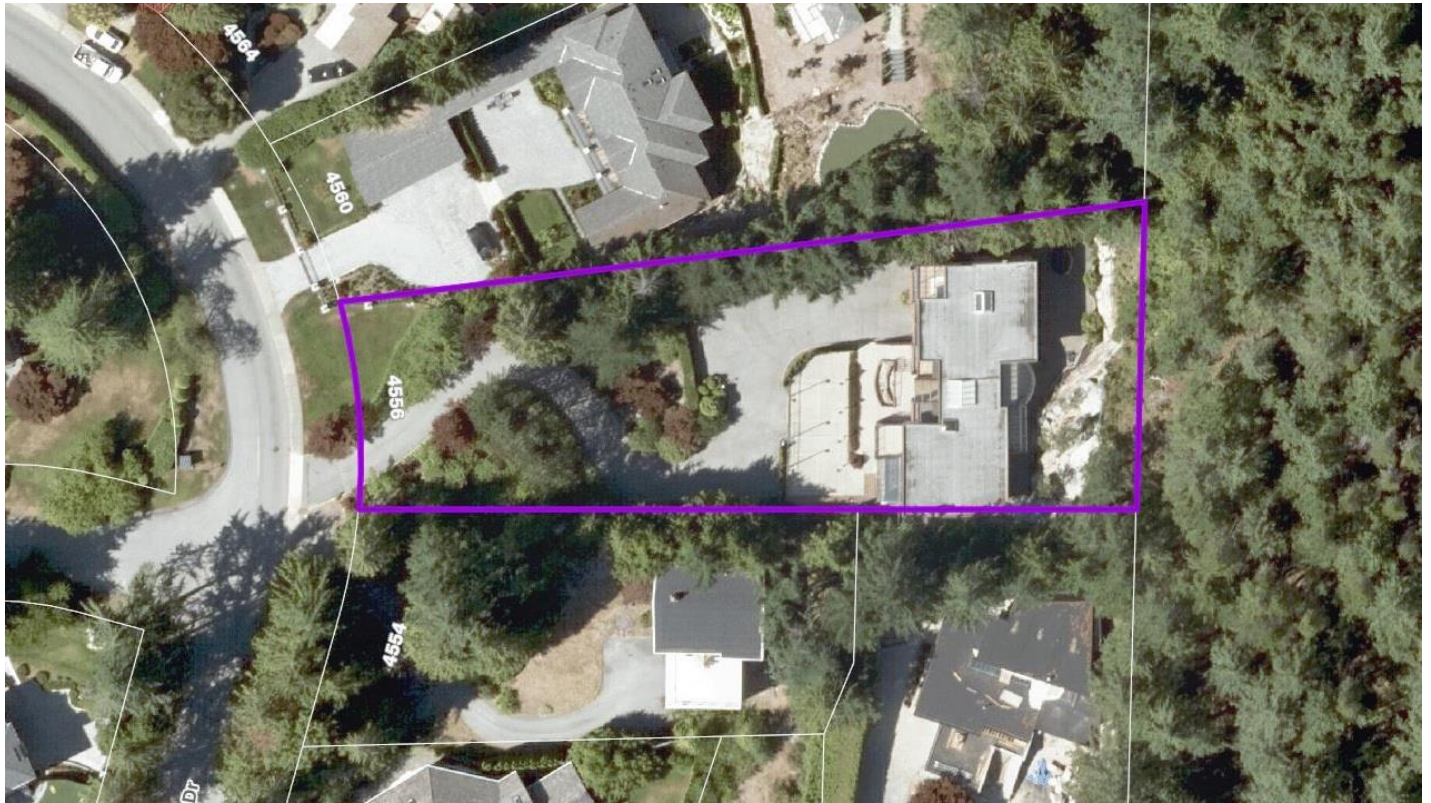
2017 – replaced windows throughout

2018 – interior painting



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