



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



3460 Rockview Place Offered at \$6,498,000



Gorgeous Hollingsworth designed contemporary residence with truly incredible city and water views. Complete privacy is enjoyed from this masterfully built timeless home situated on a stunning 27,573 sq. ft. property. This sensational residence offers 4 bedrooms, 4 bathrooms and 4,726 sq. ft. of living space. Large open rooms with high ceilings and floor-to ceiling windows create a spectacular indoor-outdoor lifestyle with numerous openings onto private gardens, terraces and a gorgeous swimming pool. Features include a stunning designer kitchen and a top floor spa inspired master suite and separate garden side home Gym.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active
R2506238
Board: V
House/Single Family

3460 ROCKVIEW PLACE
West Vancouver
Westmount WV
V7V 3H3

Residential Detached
\$6,498,000 (LP)
(SP)



Sold Date: Frontage (feet): **78.55** Original Price: **\$6,498,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2009**
Depth / Size: **342 IRR** Bathrooms: **4** Age: **11**
Lot Area (sq.ft.): **27,573.00** Full Baths: **2** Zoning: **RS3**
Flood Plain: Half Baths: **2** Gross Taxes: **\$23,209.20**
Rear Yard Exp: **Southeast** For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **009-436-201**
Tour:

View: **Yes: spectacular water and city**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Style of Home: 3 Storey	Total Parking: 7	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Dist. to Public Transit: Near		
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		Dist. to School Bus: Near
Rain Screen:	Reno. Year: 2009		
Renovations: Completely	R.I. Plumbing:		
# of Fireplaces: 3	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Metered Water:		
Water Supply: City/Municipal	Property Disc.: Yes		
Fuel/Heating: Hot Water, Natural Gas, Radiant	PAD Rental:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Fixtures Leased: No		
Type of Roof: Metal, Wood	Fixtures Rmvd: No		
	Floor Finish: Tile, Wall/Wall/Mixed		

Legal: **LOT 14, BLOCK 4, PLAN VAP9868, PART N1/2, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26'2 x 12'2	Above	Walk-In Closet	18'9 x 11'0			x
Main	Dining Room	16'2 x 12'9	Above	Storage	13'2 x 5'1			x
Main	Kitchen	21'5 x 13'11	Below	Recreation	20'7 x 15'2			x
Main	Family Room	20'9 x 14'8	Below	Bedroom	13'7 x 10'1			x
Main	Den	8'6 x 7'6	Below	Bedroom	12'3 x 12'1			x
Main	Laundry	13'3 x 12'10	Below	Bedroom	11'8 x 9'7			x
Main	Storage	9'7 x 3'3	Below	Utility	13'2 x 9'7			x
Main	Storage	9'1 x 3'3	Bsmt	Gym	15'10 x 12'3			x
Main	Foyer	11'8 x 8'6	Bsmt	Storage	8'0 x 7'7			x
Above	Master Bedroom	22'5 x 14'11			x			x

Finished Floor (Main):	2,206	# of Rooms:	19	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings
Finished Floor (Above):	1,086	# of Kitchens:	1	2	Above	6	Yes	Barn:				Workshop/Shed:
Finished Floor (Below):	1,434	# of Levels:	3	3	Below	2	No	Pool:				Garage Sz:
Finished Floor (Basement):	0	Suite:		4	Below	6	No	Grg Dr Ht:				
Finished Floor (Total):	4,726 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	6								
Grand Total:	4,726 sq. ft.	Basement: None		7								
				8								

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

Full video tour at www.ericchristiansen.com

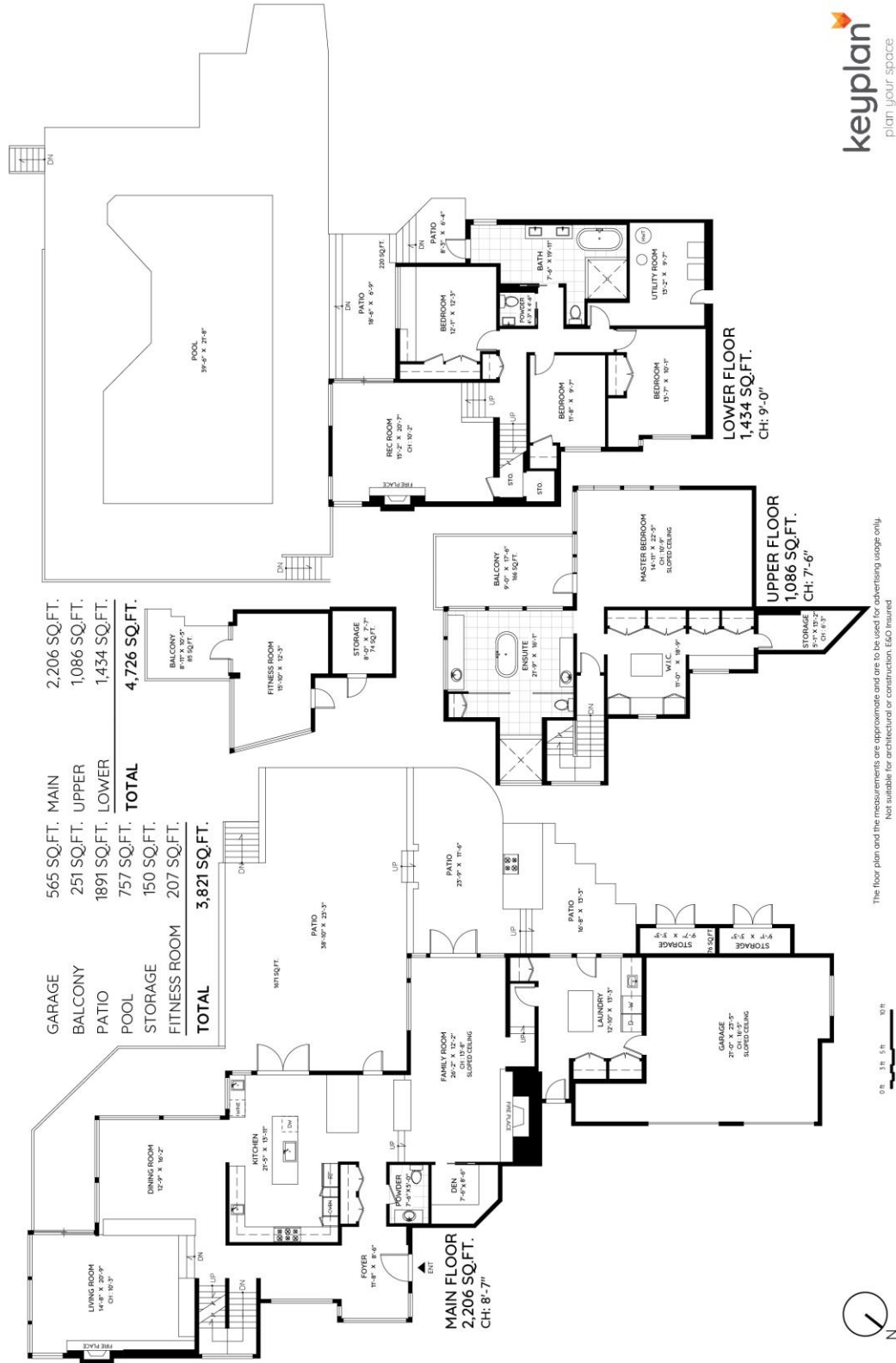
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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WEST VANCOUVER, BC



The floor plan and the measurements are approximate and are to be used for advertising usage only.
Not suitable for architectural or construction or construction EGO insured.



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