Presented by:
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West Vancouver, Cypress Park Estates | MLS# V1004090 | Residential Detached

4665 WOODRIDGE PL, V7S 2X1

Sold

List Price:	$1,750,000	Sold Price	$1,630,000	Days on Market:	93
		Sold Date:	26-Jul-13		

Complex/Subdiv:

Frontage:		Bedrooms:	2	PID:	008-790-876
Depth/Size:		Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	34412.54	Full Baths:	1	Approx Yr Blt:	1968
Rear Yard Exp:		Half Baths:	0	Age at List Date:	45
Meas Type:	Feet	If New GST/HST Incl:	No	Taxes:	$4,902 (2012)
Flood Plain:	No	Zoning:	SF		

View: Y - SOUTH FACING WATER VIEW TOWARDS UBC
Serv. Connected: Electricity, Natural Gas, Storm Sewer, Water

Style of Home:	Split Entry		Total Parking:	4	Covered Parking: 1
Construction:	Frame - Wood		Parking Access:	Front	
Foundation:	Concrete Perimeter		Parking Facilities:	Det.Grge/Carport	
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:		Dist to School Bus:
Type of Roof:	Asphalt		Possession:		
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata	
Flooring:	Wall/Wall/Mixed		Seller's Interest:	Registered Owner	
Water Supply:	City/Municipal		Mortgage Info:	$0	
Heat/Fuel:	Baseboard				
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y	
Fireplace Fuel:	Wood		Out Buildings:	/Garage Sz: 19'7 X 16'4/Workshop Sz: 16'4 X 7'7	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Sundeck(s)				
Pad Rental:					
Fixtures Leas	N				
Fixt Removed:	Y - 2 CHANDELIERS. 1 STAINED-GLASS WINDOW IN MASTER BEDROOM.				

Legal:	PL VAP12785 LT 13 BLK G DL 886 LD 36 GROUP 1.
Amenities:	Green House, In Suite Laundry, Swirlpool/Hot Tub, Workshop Attached
Site Influences:	Cul-de-Sac, Marina Nearby, Private Yard, Private Setting, Paved Road, Shopping Nearby
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Hot Tub Spa/Swirlpool, Security System, Vacuum Blt. In, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Solarium	29'11 X 8'8	Main F.	Laundry	11'3 X 7'0			X
Main F.	Master Bedroom	14'8 X 12'10			X			X
Main F.	Bedroom	11'3 X 10'0			X			X
Main F.	Storage	11'4 X 4'7			X			X
Main F.	Family Room	24'2 X 14'8			X			X
Main F.	Kitchen	11'4 X 9'3			X			X
Main F.	Living Room	27'6 X 15'9			X			X
Main F.	Dining	13'6 X 9'0			X			X
Main F.	Office	10'8 X 9'0			X			
Main F.	Entrance Hall	7'5 X 7'5			X			

Floor Area (SqFt):

Main Floor Area SqFt:	2,352
Finished Floor Up SqFt:	0
Finished Floor Down:	0
Finished Floor Bsmt SqFt:	636
Total Finished Floor SqFt:	2,988
Unfinished Floor:	0
Grand Total Floor Area:	2,988

Total # Rooms:	11
# Kitchens:	1
Finished Levels:	2
Crawl/Bsmt Height:	
Basement Area:	Partly Finished
Suite:	

Bathrooms

1 3 Piece; Ensuite: Y; Level: Main F.
2
3
4
5
6
7
8

Listing Broker(s): W.P.J. McCarthy & Company Ltd.

Cypress Park Estates - This is the home and property you have been waiting for! Still occupied by the original owner and first time on the market in over 40 years. Very well kept home on a spectacular end of cul-de-sac 0.79 Acre Lot. South-facing overlooking English Bay and UBC, conveniently located only minutes to Caulfeild Village, Thunderbird Marina, Caulfeild Elementary and Rockridge Secondary School. Home includes attractive landscaping, a greenhouse/solarium, enclosed garage with workshop and lap pool. Easy to show.

The enclosed information while deemed to be correct, is not guaranteed.

PREC* indicates Personal Real Estate Corporation.