



Presented by:

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**Active**
R2447096Board: V
House/Single Family**4558 WOODGREEN COURT**West Vancouver
Cypress Park Estates
V7S 2V7

Residential Detached

\$4,988,000 (LP)

(SP)



Sold Date:	Frontage (feet):	213.00	Original Price: \$4,988,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2016
Depth / Size: irregular	Bathrooms:	7	Age: 4
Lot Area (sq.ft.): 16,989.00	Full Baths:	4	Zoning: SFRES
Flood Plain: No	Half Baths:	3	Gross Taxes: \$16,838.47
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-939-969
			Tour: Virtual Tour URL

View: **Yes: PARTIAL OCEAN VIEW**
 Complex / Subdiv: **CYPRESS PARK ESTATE**
 Services Connected: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Fibre Cement Board, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Partly**
 # of Fireplaces: **4**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2018**
 R.I. Plumbing: **Yes**
 R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **3** Parking Access: **Side**
 Parking: **Add. Parking Avail., Garage; Triple**
 Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No : TV's**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 5, BLOCK E, PLAN VAP12156, DISTRICT LOT 886, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Elevator, In Suite Laundry, Pool; Outdoor, Storage**Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Microwave, Security System, Sprinkler - Inground, Swimming**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	18'8 x 11'11	Above	Master Bedroom	19'5 x 14'			x
Main	Living Room	17'3 x 14'11	Above	Walk-In Closet	24'10 x 11'11			x
Main	Study	11'9 x 10'	Above	Bedroom	13'4 x 11'9			x
Main	Family Room	29'2 x 15'6	Above	Bedroom	11' x 10'5			x
Main	Mud Room	8'4 x 8'1	Below	Media Room	20'1 x 16'7			x
Main	Laundry	9'7 x 8'8	Below	Kitchen	16'11 x 15'			x
Main	Kitchen	19'6 x 19'4	Below	Living Room	13'8 x 7'11			x
Main	Wok Kitchen	6'11 x 5'8	Below	Bedroom	12' x 10'9			x
Main	Bedroom	18'5 x 10'	Below	Mud Room	4' x 12'			x
Main	Walk-In Closet	6'9 x 6'5	Below	Utility	3' x 5'			x
Finished Floor (Main):	2,804	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,731	# of Kitchens: 3	1	Main	2	No	Barn:	
Finished Floor (Below):	1,493	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:	9'10 X
Finished Floor (Basement):	0	Suite: Legal Suite	3	Above	4	Yes	Pool:	
Finished Floor (Total):	6,028 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz:	30'6 x
Unfinished Floor:	0	Beds in Basement: 0	5	Below	2	No	Grg Dr Ht:	
Grand Total:	6,028 sq. ft.	Basement: Fully Finished	6	Below	3	No		
		Beds not in Basement: 5	7	Bsmt	2	No		
			8					

Listing Broker(s): **TRG The Residential Group Realty**

This remarkable 6000SF custom home sits on the corner of a quiet cul-de-sac with a flat gated driveway to a 3-car garage. The main floor has an open plan with coffered ceilings above a sitting area adjacent to an entertainer's kitchen w/ Sub Zero/Wolf appliances & a separate Wok Kitchen. Move between 3 floors on a stunning floating staircase or use the elevator! The bottom floor hosts your own stage/screening area, 1 bdrm suite, direct garage access, mudroom & French doors to your outdoor oasis. The backyard boasts a saltwater swimming pool/hot tub, shower/change room, sand pit, pergola, heaters & fire table. The top floor has 3 bdrms w/ a master that includes a large walk-in custom closet, spa bathroom and fireplace. The home is complete with a elegant study, dog wash area and much more.