



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



3641 Mathers Avenue Offered at \$2,995,000

This stunning 3,886 sq. ft., 4 bedroom view home was substantially renovated and shows incredibly well. Enjoy views of the city and a quiet location on a private cul-de-sac across from Mckechnie Park. A spacious open floor plan numerous doors opening to huge sundrenched decks. A sought after location just a short walk to West Bay Elementary School. The large 12,720 sq. ft. property offers complete privacy in a quiet park like atmosphere. An absolute must see.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999

Active
R2313215
Board: V
House/Single Family

3641 MATHERS AVENUE
West Vancouver
Westmount WV
V7V 2K8

Residential Detached
\$2,995,000 (LP)
(SP) 



Sold Date:
Meas. Type: **Feet**
Depth / Size: **158.05**
Lot Area (sq.ft.): **12,720.00**
Flood Plain:
Rear Yard Exp: **South**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **83.50**
Bedrooms: **4**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**

Original Price: **\$2,995,000**
Approx. Year Built: **1988**
Age: **30**
Zoning: **RS3**
Gross Taxes: **\$7,205.29**
For Tax Year: **2017**
Tax Inc. Utilities?:
P.I.D.: **005-749-000**
Tour: **Virtual Tour URL**

View: **Yes: city and park views**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Completely**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year: **2010**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **PL VAP16559 LT 13 BLK 30 DL 558 LD 36. GROUP 1.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'5 x 18'11	Above	Bedroom	14'6 x 11'10			x
Main	Dining Room	18'11 x 12'7	Above	Office	16'6 x 14'7			x
Main	Kitchen	16'4 x 14'5	Above	Storage	8'1 x 6'3			x
Main	Family Room	19'2 x 15'11	Below	Storage	13'0 x 12'2			x
Main	Laundry	15'5 x 9'8	Below	Utility	18'10 x 18'3			x
Main	Foyer	14'4 x 13'8			x			x
Above	Master Bedroom	15'9 x 13'5			x			x
Above	Walk-In Closet	6'8 x 5'11			x			x
Above	Bedroom	14'10 x 13'10			x			
Above	Bedroom	14'7 x 11'9			x			

Finished Floor (Main):	2,038	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,793	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	55	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	3,886 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	3,886 sq. ft.	Basement: None	6				
		Bed not in Basement:4	7				
			8				

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

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

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999

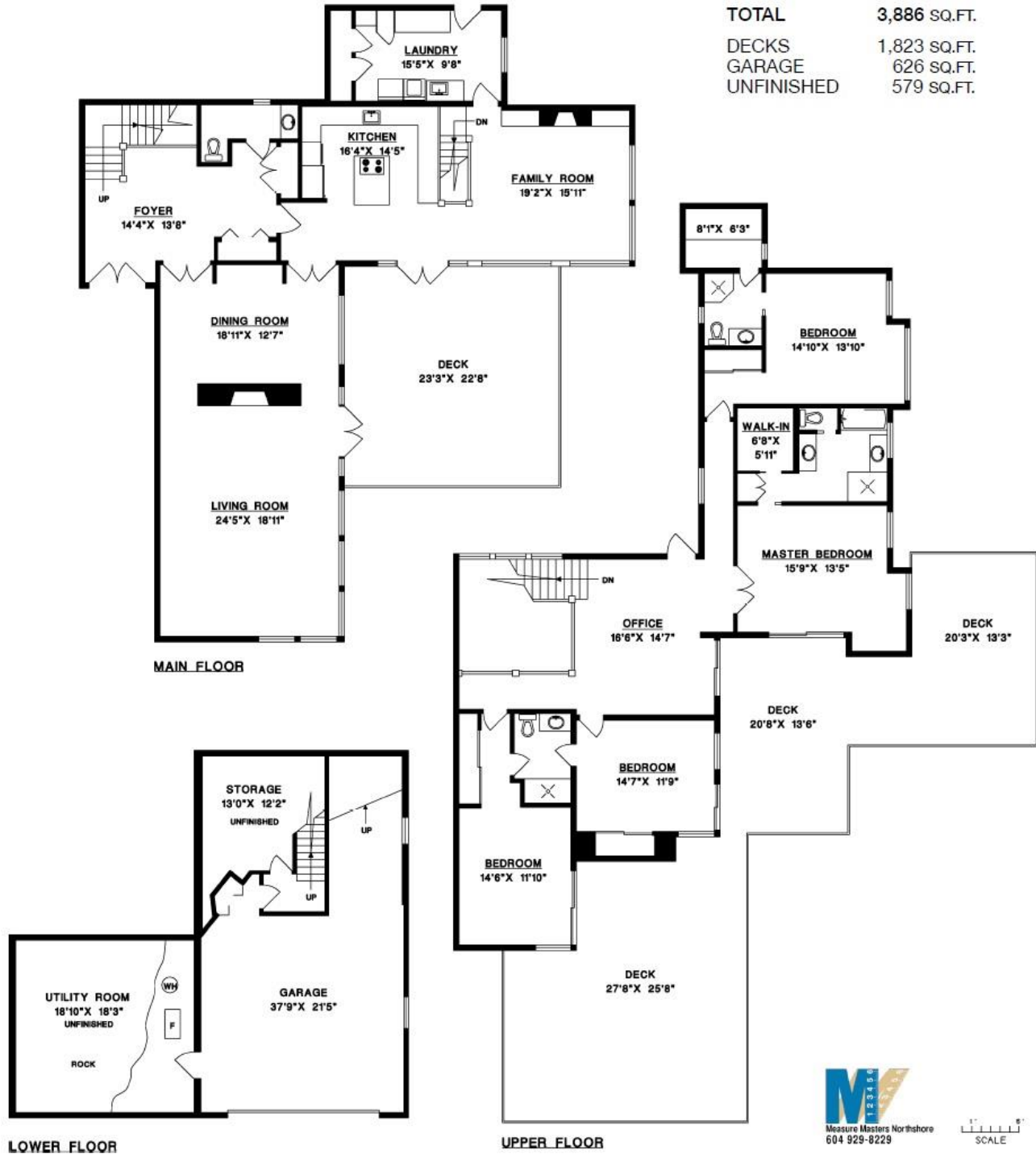


ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
*Based on MLS Income only
MOBILE 604.312.9999
www.ericchristiansen.com | eric@ericchristiansen.com

**3641 MATHERS AVENUE
WEST VANCOUVER**

MAIN FLOOR 2,038 SQ.FT.
UPPER FLOOR 1,793 SQ.FT.
LOWER FLOOR 55 SQ.FT.

TOTAL 3,886 SQ.FT.
DECKS 1,823 SQ.FT.
GARAGE 626 SQ.FT.
UNFINISHED 579 SQ.FT.

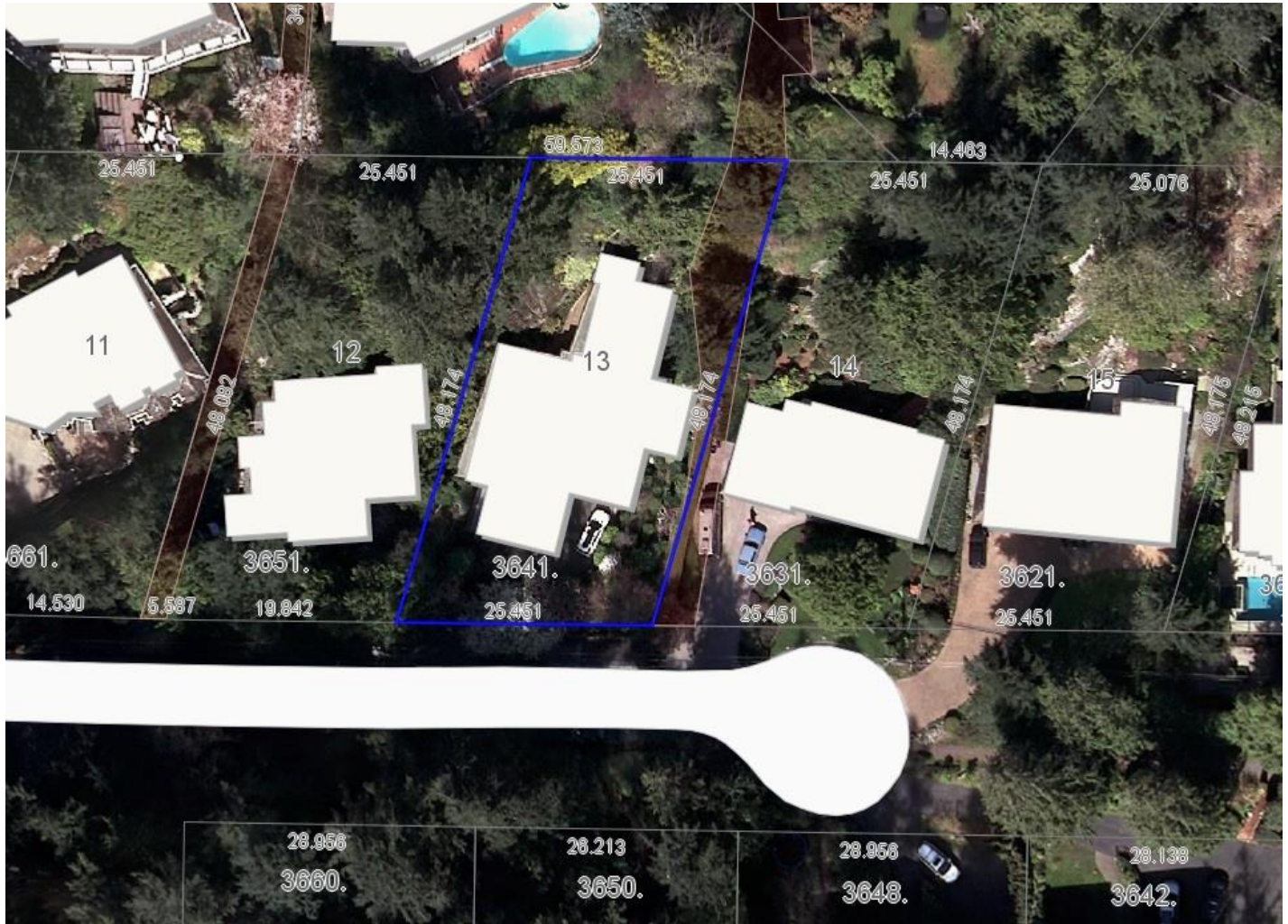


Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com