



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



6177 Nelson Avenue Offered at \$4,490,000

Enjoy spectacular views from this huge 32,668 sq. ft. waterfront property located on a private cul-de-sac in the prestigious sub area of Gleneagles. The recently updated home offers 4 bedrooms, 4 bathrooms, 3,926 sq. ft. of living space and a huge deck for entertaining. This is also the perfect location to build your dream home with stunning views and an existing concrete patio on the waterfront. Truly a special offering in an exclusive neighbourhood, just minutes from recreation, beaches, golf and public transportation. Priced below assessed value of \$5,041,000.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **6177 NELSON AVENUE** Residential Detached
R2492843 West Vancouver **\$4,490,000** (LP)
 Board: V Gleneagles V7W 2A1 (SP)



Sold Date: Frontage (feet): **106.70** Original Price: **\$4,490,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1954**
 Depth / Size: **308.10 IRR** Bathrooms: **4** Age: **66**
 Lot Area (sq.ft.): **32,668.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$19,724.53**
 Rear Yard Exp: **Northwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-613-587**
 Tour:

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

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen: No	Reno. Year:		
Renovations:	R.I. Plumbing:		
# of Fireplaces: 3	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas, Wood	Metered Water:		
Water Supply: City/Municipal	Property Disc.: Yes	PAD Rental:	
Fuel/Heating: Forced Air, Natural Gas	Fixtures Leased: No	Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Torch-On			

Legal: **PL VAP7413 LT 3A BLK C DL 771 LD 36. GROUP 1, OF LOT 1.**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'2 x 15'3			x			x
Main	Dining Room	13'3 x 10'5			x			x
Main	Kitchen	19'5 x 13'0			x			x
Main	Family Room	28'2 x 18'6			x			x
Above	Master Bedroom	27'2 x 14'3			x			x
Above	Walk-In Closet	11'0 x 5'7			x			x
Above	Bedroom	13'0 x 12'6			x			x
Above	Bedroom	13'0 x 11'0			x			x
Above	Bedroom	12'2 x 10'9			x			x
		x			x			x

Finished Floor (Main): 1,814	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 2,112	# of Levels: 2	2	Above	7	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	5	No	Pool:
Finished Floor (Total): 3,926 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 3,926 sq. ft.	Basement: None	6				
	Beds not in Basement: 4	7				
		8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) 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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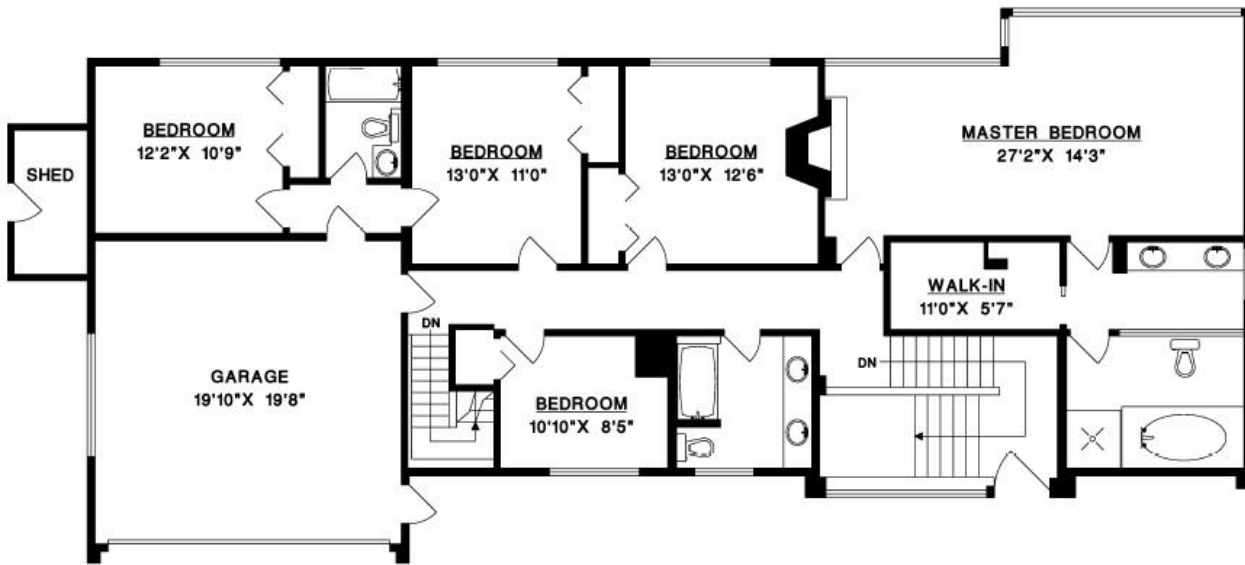
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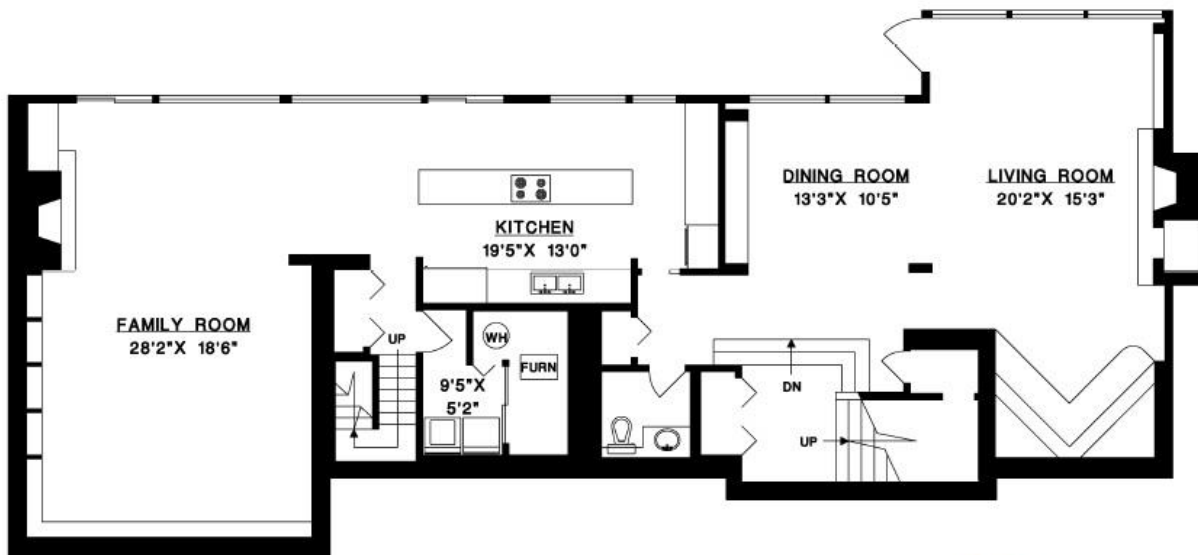
ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* based on MLS homes sold
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**6177 NELSON AVENUE
WEST VANCOUVER**

UPPER FLOOR 1,814 SQ.FT.
MAIN FLOOR 2,112 SQ.FT.
TOTAL 3,926 SQ.FT.
GARAGE 410 SQ.FT.



UPPER FLOOR



MAIN FLOOR



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