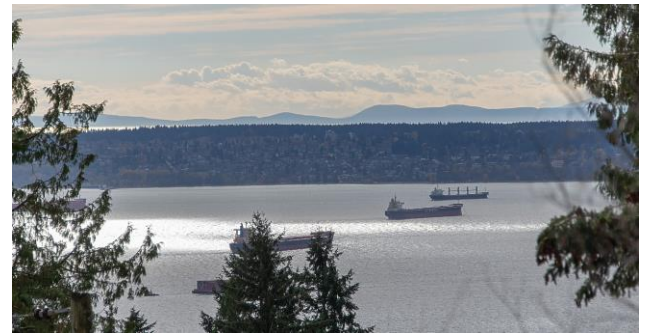




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



2236 Chairlift Road Offered at \$4,998,000

This absolutely stunning 6,046 sq.ft. contemporary home has been designed and built with luxurious living in mind. Every detail of this 6 bedroom, 7 bathroom family home was meticulously designed and constructed. Features of this home include partial views, radiant heat, air conditioning, a massive kitchen with separate wok kitchen, climate controlled wine room, media room, entertainment bar, eclipse folding doors leading to a level yard and too much more to list. Just steps from prestigious Collingwood School. This home has it all.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **2236 CHAIRLIFT ROAD** Residential Detached
R2461797 West Vancouver **\$4,998,000** (LP)
 Board: V Chelsea Park
 House/Single Family V7S 3G2 (SP)



Sold Date: Frontage (feet): **86.00** Original Price: **\$4,998,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**
 Depth / Size: **177.59 IRR** Bathrooms: **7** Age: **2**
 Lot Area (sq.ft.): **12,382.00** Full Baths: **6** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$15,706.41**
 Rear Yard Exp: **Northeast** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-820-453**
 Tour: **Virtual Tour URL**

View: **Yes: partial water views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Community**

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

Legal: **PL VAP14459 LT 6 BLK A/4 DL 815 LD 36. GROUP 1.**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, 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	20'11 x 18'10	Above	Walk-In Closet	8'5 x 5'4	Below	Walk-In Closet	7'6x 4'11
Main	Dining Room	17'0 x 15'11	Above	Bedroom	11'10 x 11'10	Below	Laundry	12'3x 11'3
Main	Kitchen	18'6 x 11'5	Above	Walk-In Closet	7'5 x 4'7	Below	Utility	12'4x 5'10
Main	Eating Area	18'6 x 14'6	Above	Bedroom	11'10 x 10'9			x
Main	Family Room	18'6 x 16'1	Above	Walk-In Closet	8'1 x 4'11			x
Main	Office	9'0 x 8'10	Above	Laundry	11'3 x 8'1			x
Main	Foyer	18'4 x 13'7	Below	Recreation	29'2 x 18'0			x
Above	Master Bedroom	17'9 x 15'10	Below	Bar Room	8'4 x 7'4			x
Above	Walk-In Closet	13'7 x 8'4	Below	Bedroom	16'8 x 15'2			x
Above	Bedroom	12'10 x 11'8	Below	Bedroom	12'3 x 11'2			x

Finished Floor (Main):	2,321	# of Rooms:23	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,926	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,799	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	6,046 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Above	4	Yes	Grg Dr Ht:
Grand Total:	6,046 sq. ft.	Basement: None	6	Below	4	Yes	
		Bed not in Basement:6	7	Below	3	No	
			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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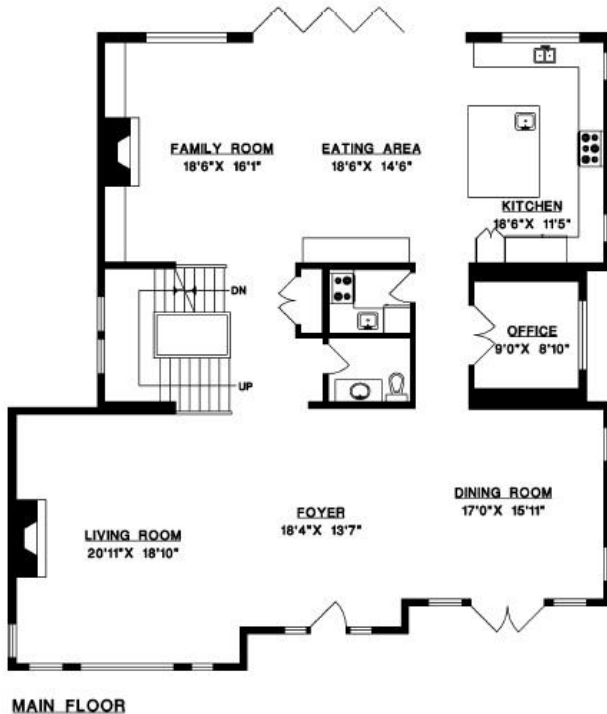
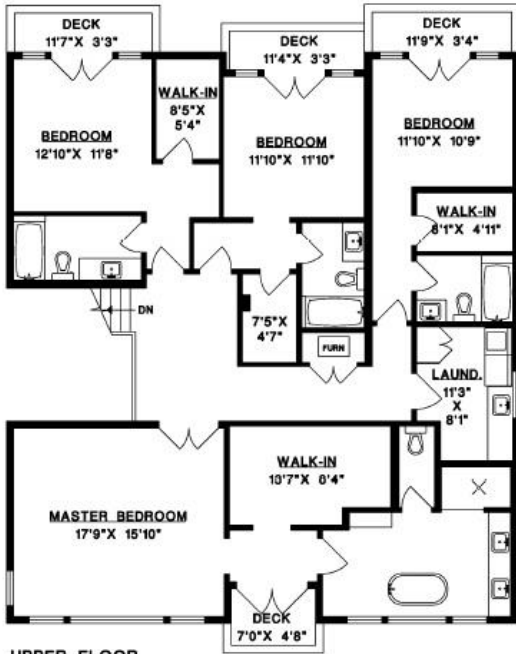
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WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* based on MLS homes sold

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**2236 CHAIRLIFT ROAD
WEST VANCOUVER**

MAIN FLOOR	2,321 SQ.FT.
UPPER FLOOR	1,926 SQ.FT.
LOWER FLOOR	1,799 SQ.FT.
TOTAL	6,046 SQ.FT.
GARAGE	428 SQ.FT.
FURNACE RM	96 SQ.FT.
DECKS	193 SQ.FT.



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2236 Chairlift Road – Additional Features

- Built by Amacon with a precise level of design and commercial grade craftsmanship
- Entertainer's kitchen with high end appliances including separate under-counter refrigerated drawers and custom cabinetry
- Wok kitchen with powerful fan and additional fridge
- Entertainment Bar with ice maker and beverage fridge
- Wide plank hardwood floors
- Luxury master suite with walk-in closet, freestanding tub, walk-in rainfall shower, dressing table with illuminated vanity mirror and private deck with ocean views
- 4 bedrooms on upper floor each with ensuite and French doors opening to a private deck
- Air conditioning on main and upper floors
- Rough in for stove and hood fan in lower level bar room
- Laundry rooms on upper and lower floors
- Climate-controlled 100+ bottle wine room
- Lutron Lighting system
- 3 built in TV's
- Built-in speakers and sound system
- Spacious 2-car garage with specialty flooring and rough in for electric vehicle charging
- Eclipse doors open to heated patio with gas fireplace
- Level backyard with maintenance-free artificial turf lawn
- Security system



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