



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



2878 Bellevue Avenue Offered at \$15,980,000

This stunning Hollingsworth home is situated on West Vancouver's most prestigious waterfront street. Complete luxury everywhere you look from the front gates to the water feature, glass entry doors and unbelievable quality finishings throughout the home. This 2 level home offers 4,196 sq. ft. of living space, 4 bedrooms (all with gorgeous ensuite bathrooms), an amazing kitchen and a feature glass wall climate controlled wine room. Full sound system and hard-wired power blinds throughout the home all controlled by an advanced Lutron system.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active
R2494841
Board: V
House/Single Family

2878 BELLEVUE AVENUE
West Vancouver
Altamont
V7V 1E8

Residential Detached
\$15,980,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Depth / Size: **225.50 IRR**
Lot Area (sq.ft.): **11,851.00**
Flood Plain:
Rear Yard Exp: **Southwest**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **52.50**
Bedrooms: **4**
Bathrooms: **5**
Full Baths: **4**
Half Baths: **1**

Original Price: **\$15,980,000**
Approx. Year Built: **2016**
Age: **4**
Zoning: **RS4**
Gross Taxes: **\$52,118.92**
For Tax Year: **2020**
Tax Inc. Utilities?:
P.I.D.: **011-240-521**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
Metered Water:

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

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, Wall/Wall/Mixed**

Legal: **LOT A, BLOCK 28/29, PLAN VAP5136, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, FORESHORE ENCROACHMENT SEE ROLL #07-0048-001-000**

Amenities:
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 17'4	Above	Bedroom	14'7 x 12'3			x
Main	Dining Room	14'7 x 12'8	Below	Utility	27'10 x 7'6			x
Main	Kitchen	16'10 x 16'4			x			x
Main	Family Room	14'0 x 13'1			x			x
Main	Bedroom	12'9 x 12'7			x			x
Main	Foyer	10'1 x 9'11			x			x
Main	Laundry	7'11 x 7'3			x			x
Above	Master Bedroom	16'2 x 14'9			x			x
Above	Walk-In Closet	13'1 x 10'1			x			x
Above	Bedroom	14'4 x 14'4			x			x

Finished Floor (Main):	2,450	# of Rooms:12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,538	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	208	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,196 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
Unfinished Floor:	1,277	Beds in Basement: 0	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	5,473 sq. ft.	Basement: None	6				
		Bed 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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2878 BELLEVUE AVENUE
WEST VANCOUVER

MAIN FLOOR 2,450 SQ.FT.

UPPER FLOOR 1,538 SQ.FT.

TOTAL 3,988 SQ.FT.

LOWER FLOOR 1,485 SQ.FT.

GARAGE 569 SQ.FT.

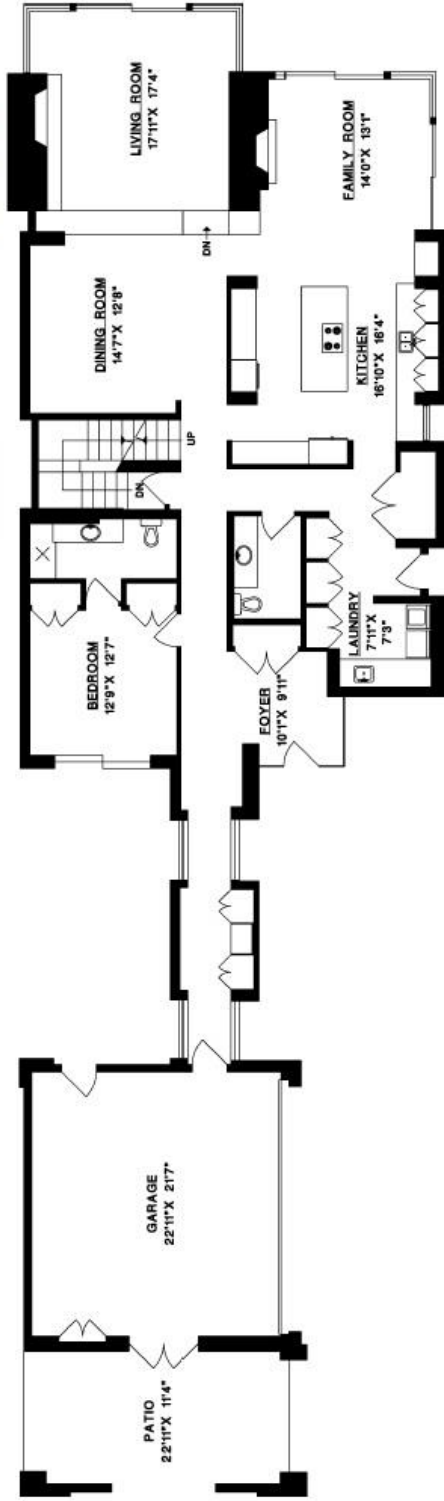
PATIO 257 SQ.FT.

ERIC CHRISTIANSEN

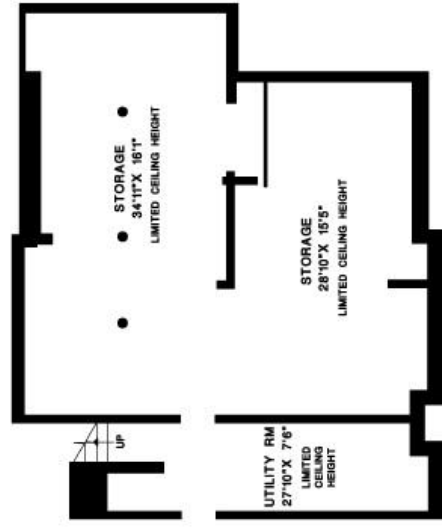
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*

MOBILE 604-312-9999

www.ericchristiansen.com | eric@ericchristiansen.com



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR



SCALE 1" = 6'



2878 Bellevue Avenue – Features

- Designed and Built by Russell Hollingsworth
- Snaidero kitchen
- Pental Quartz stone countertops
- 488 bottle temperature-controlled wine room
- Dramatic open fireplace
- Soaring ceilings
- Basalt and hardwood interior flooring
- Commercial grade sliding windows and doors
- Hard-wired power blinds
- Power kitchen skylights
- Lutron Lighting
- Savant smart home controls
- Water purification system
- Brushed Basalt patios
- Gated entry

