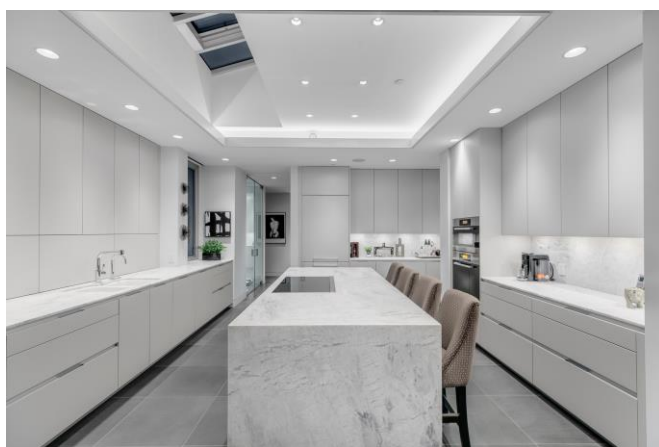




**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

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  
email: [eric@ericchristiansen.com](mailto:eric@ericchristiansen.com)





**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: \_\_\_\_\_ Frontage (feet): **52.50** Original Price: **\$15,980,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2016**  
 Depth / Size: **225.50 IRR** Bathrooms: **5** Age: **4**  
 Lot Area (sq.ft.): **11,851.00** Full Baths: **4** Zoning: **RS4**  
 Flood Plain: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$52,118.92**  
 Rear Yard Exp: **Southwest** For Tax Year: **2020**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ 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: <b>2 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>4</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Visitor Parking</b>		
Exterior: <b>Glass, Stone, Stucco</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen: <b>Full</b>	Reno. Year: _____	Property Disc.: <b>Yes</b>	
Renovations: _____	R.I. Plumbing: _____	PAD Rental: _____	
# of Fireplaces: <b>3</b>	R.I. Fireplaces: _____	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Metered Water: _____	Fixtures Rmvd: <b>No</b>	
Water Supply: <b>City/Municipal</b>		Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>	
Fuel/Heating: <b>Natural Gas, Radiant</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Wood</b>			

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): <b>2,450</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>1,538</b>	# of Kitchens: <b>1</b>	1	Main	2	No	
Finished Floor (Below): <b>208</b>	# of Levels: <b>3</b>	2	Main	3	Yes	
Finished Floor (Basement): <b>0</b>	Suite: _____	3	Above	5	Yes	
Finished Floor (Total): <b>4,196 sq. ft.</b>	Crawl/Bsmt. Height: _____	4	Above	4	Yes	
Unfinished Floor: <b>1,277</b>	Beds in Basement: <b>0</b>	5	Above	3	Yes	
Grand Total: <b>5,473 sq. ft.</b>	Basement: <b>None</b>	6				
	Beds not in Basement: <b>4</b>	7				
		8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)**

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



2878 BELLEVUE AVENUE  
WEST VANCOUVER

MAIN FLOOR 2,450 SQ.FT.

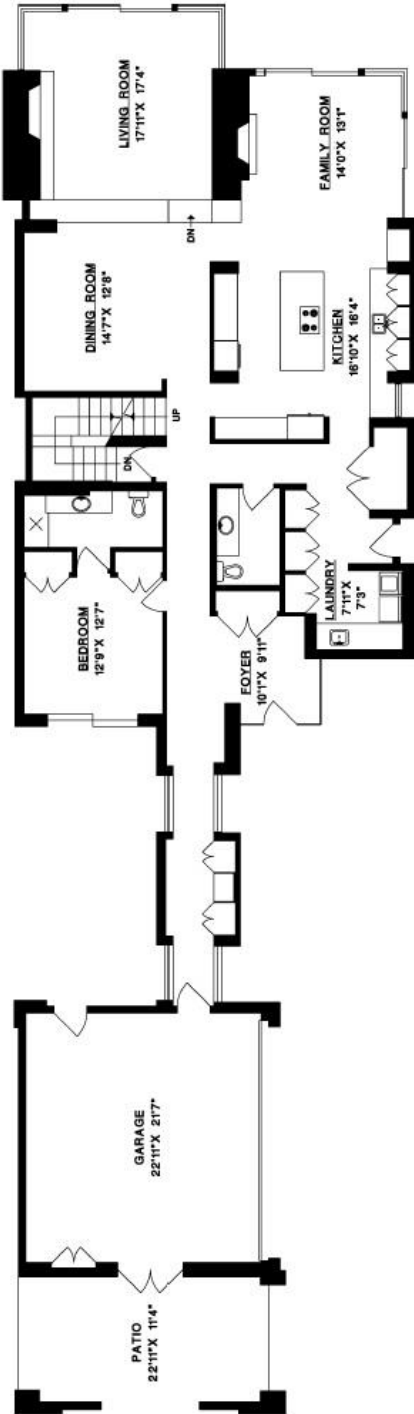
UPPER FLOOR 1,538 SQ.FT.

**TOTAL 3,988 SQ.FT.**

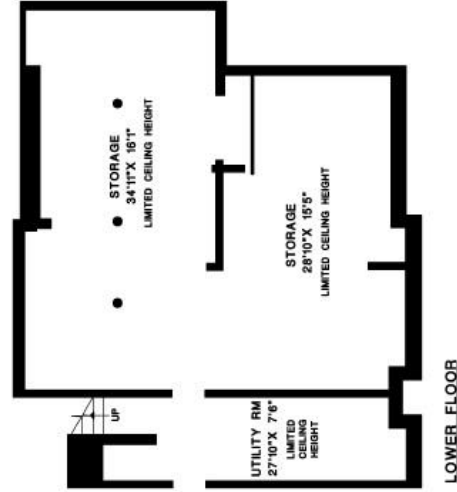
LOWER FLOOR 1,485 SQ.FT.

GARAGE 569 SQ.FT.

PATIO 257 SQ.FT.



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR

1" = 8'  
SCALE







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