



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



3003 Mathers Avenue Offered at \$6,528,000

This absolutely stunning Altamont residence was custom built for the current owners over a period of almost 2 years. Features of this fantastic 7,338 sq. ft. gated residence include 6 bedrooms (5 on the upper floor, all with ensuites), 3 dens, 9 bathrooms, and a dream kitchen. The quality and number of appliances in this home surpasses anything I have seen before. The kitchen is designed for function and beauty with a massive feature marble island and butler pantry. Enjoy the sunny outdoor pool, covered outdoor dining area with heaters, barbeque station, media room, whole home sound system, Lutron lighting, gym, cathedral ceiling dining room, radiant heat, air-conditioning and too much more to list. This home is incredible.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
1555 Marine Drive, West Vancouver, BC V7V 1H9
eric@ericchristiansen.com



Active
R2037905
Board: V
House/Single Family

3003 MATHERS AVENUE
West Vancouver
Altamont
V7V 2K3

Residential Detached
\$6,528,000 (LP)
(SP)



Sold Date: Frontage (feet): **182.00** Original Price: **\$6,528,000**
Depth / Size (ft.): **175** Bedrooms: **6** Approx. Year Built: **2012**
Lot Area (sq.ft.): **17,363.00** Bathrooms: **8** Age: **4**
Flood Plain: Full Baths: **5** Zoning: **SF**
Rear Yard Exp: Half Baths: **3** Gross Taxes: **\$14,389.47**
Approval Req?: For Tax Year: **2015**
If new, GST/HST inc?: Tax Inc. Utilities?:
P.I.D.: **007-141-343**

View: :
Complex / Subdiv:
Services Connected: **Community**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Wood**

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

Total Parking: Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PLAN # VAP7182 LOT B BLOCK 75 DL 556 LD 36 GROUP 1**

Amenities: **Air Cond./Central, Pool; Outdoor**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'11 x 11'2	Main	Laundry	8'6 x 7'5	Below	Games Room	22'11 x 14'4
Main	Living Room	17'7 x 15'3	Above	Master Bedroom	18' x 14'11	Below	Media Room	19'8 x 14'8
Main	Dining Room	15' x 14'4	Above	Walk-In Closet	10' x 5'	Below	Gym	12' x 11'3
Main	Kitchen	18'2 x 17'2	Above	Walk-In Closet	10' x 5'	Below	Bedroom	14'8 x 13'9
Main	Butlers Pantry	9'1 x 8'2	Above	Bedroom	14'11 x 13'4	Below	Storage	15'4 x 14'2
Main	Family Room	16'10 x 15'	Above	Bedroom	14' x 13'9			x
Main	Den	14'11 x 14'6	Above	Bedroom	14'11 x 10'5			x
Main	Office	6'8 x 6'7	Above	Bedroom	12'7 x 12'7			x
Main	Other	10'4 x 5'9	Above	Study	9'2 x 5'9			
Main	Mud Room	14'9 x 12'8	Below	Recreation	22' x 13'8			

Finished Floor (Main):	2,576	# of Rooms:25	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,206	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,556	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	2	No	Pool:
Finished Floor (Total):	7,338 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Above	3	Yes	Door Height:
Grand Total:	7,338 sq. ft.	Basement: Full	6	Above	3	Yes	
		Bed not in Basement:6	7	Above	4	Yes	
			8	Above	3	Yes	

Listing Broker(s): **Royal LePage Sussex (WVan)** **Angell Hasman (E.Christiansen)**



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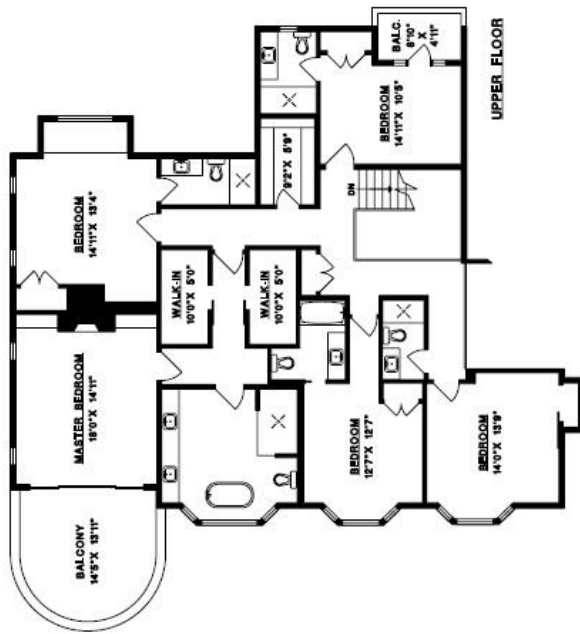
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ANGELL HASMAN & ASSOCIATES REALTY LTD.
1850 MARINE DRIVE
WEST VANCOUVER, B.C.
V7V 1H9
TEL: 604-825-1888
FAX: 604-825-1889

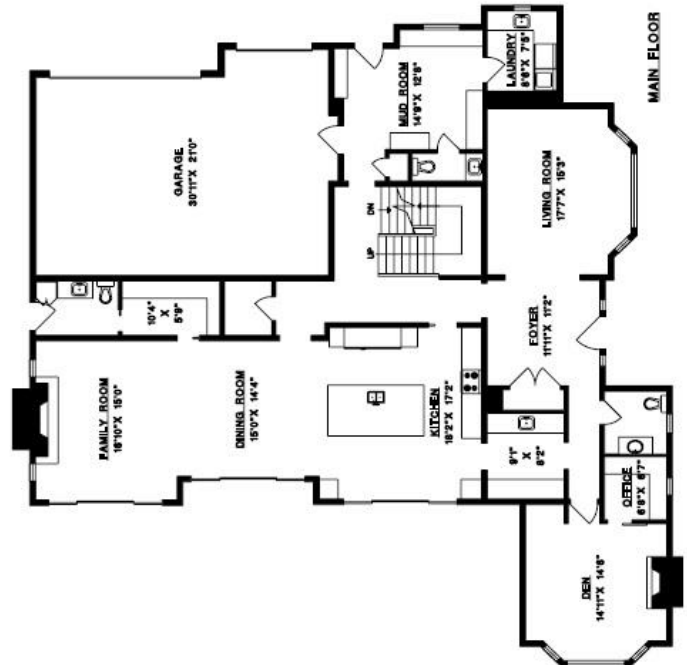


**3003 MATHERS AVENUE
WEST VANCOUVER**

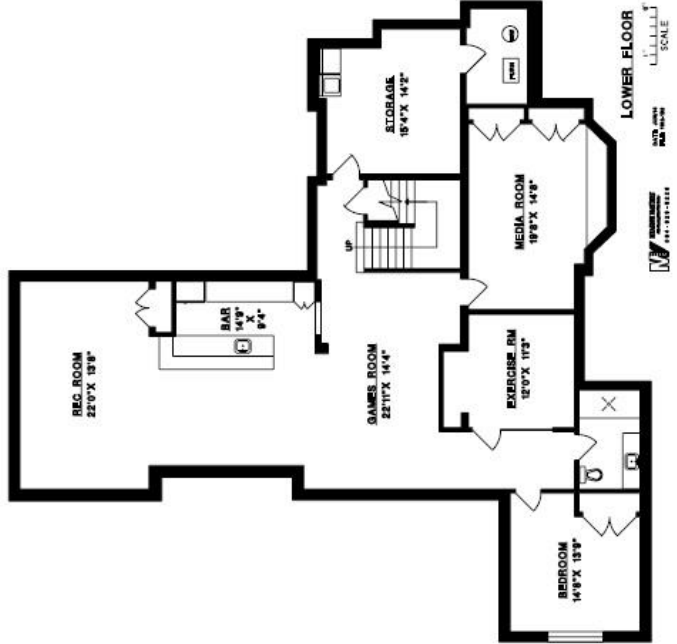
MAIN FLOOR 2,576 SQ.FT.
UPPER FLOOR 2,206 SQ.FT.
LOWER FLOOR 2,558 SQ.FT.
TOTAL 7,338 SQ.FT.
GARAGE 726 SQ.FT.
BALCONIES 266 SQ.FT.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

SCALE
1" = 1'-0"