



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



495 Gordon Avenue Offered at \$5,998,000

This stunning home is situated on a level 12,015 sq. ft. property in one of West Vancouver's most convenient and family-oriented neighbourhoods. Enjoy absolute luxury with a custom staircase and extensive quality details throughout the home. Offering a total of 5,206 sq. ft. of living space with 7 bedrooms and 8 bathrooms in the main house and an additional 2 bedroom self-contained suite on the lower level. Features include radiant heating, air conditioning, custom lighting inside and out, hot tub, complete smart home technology, and too much more to list. An incredible home in an amazing neighbourhood.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



Active

R2614801

Board: V

House/Single Family

495 GORDON AVENUE

West Vancouver


Cedardale

V7T 1P5

Residential Detached

\$5,998,000 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Frontage(feet): 133.50

Frontage(metres): 40.69

Depth / Size: 90

Lot Area (sq.ft.): 12,015.00

Lot Area (acres): 0.28

Flood Plain:

View: No :

Complex/Subdiv:

Services Connected: Electricity, Natural Gas, Water

If new, GST/HST inc?:

Bedrooms: 7

Bathrooms: 8

Full Baths: 6

Half Baths: 2

Rear Yard Exp: North

P.I.D.: 006-051-677

Original Price: \$5,998,000

Approx. Year Built: 2021

Age: 0

Zoning: RS3

Gross Taxes: \$8,457.79

For Tax Year: 2021

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Sewer Type:

Water Supply:City/Municipal

Style of Home: 3 Storey

Construction: Frame - Wood

Exterior: Stone, Stucco

Foundation: Concrete Perimeter

Total Parking: 6

Covered Parking: 2

Parking Access: Front

Parking: Garage; Double

Driveway Finish: Paving Stone

Dist. to Public Transit: Near

Title to Land: Freehold NonStrata

Property Disc.: Yes

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Hardwood

Reno. Year:

Rain Screen: Full

Metered Water:

R.I. Plumbing:

Renovations:

of Fireplaces: 2

R.I. Fireplaces:

Fireplace Fuel: Natural Gas

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt

Dist. to School Bus: Near

Land Lease Expiry Year:

Legal: LOT 8, PLAN VAP10544, PART SE1/4, DISTRICT LOT 1045, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub

Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool

Finished Floor (Main): 1,855

Finished Floor (Above): 1,496

Finished Floor (AbvMain2): 0

Finished Floor (Below): 1,855

Finished Floor (Basement): 0

Finished Floor (Total): 5,206sq. ft.

Unfinished Floor: 0

Grand Total: 5,206sq. ft.

Flr Area (Det'd 2nd Res): sq. ft.

Floor Type Dimensions

Main Living Room 18'2 x 15'9

Main Dining Room 13'8 x 10'1

Main Kitchen 16'8 x 15'10

Main Wok Kitchen 10'1 x 5'11

Main Family Room 17'6 x 12'10

Main Bedroom 12'9 x 10'1

Main Foyer 14'6 x 11'3

Above Master Bedroom 17'8 x 13'10

Above Walk-In Closet 14'0 x 5'0

Above Bedroom 12'4 x 11'4

Above Bedroom 12'5 x 9'9

Above Bedroom 12'4 x 9'11

Above Laundry 7'8 x 7'0

Floor Type Dimensions

Below Recreation Room 18'10 x 13'7

Below Media Room 14'6 x 12'7

Below Games Room 13'11 x 9'7

Below Living Room 16'9 x 12'5

Below Kitchen 13'7 x 8'9

Below Bedroom 12'3 x 9'7

Below Bedroom 11'2 x 9'10

Below Utility 9'7 x 7'0

Below Storage 7'2 x 4'8

x

x

x

x

Bathrooms

Floor #Pcs

Main 4

Main 2

Above 4

Above 4

Above 4

Above 6

Below 2

Below 4

Suite:

Basement:None

Crawl/Bsmt. Height: # of Levels: 3

of Kitchens: 3

of Rooms: 22

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

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Full video tour at www.ericchristiansen.com

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

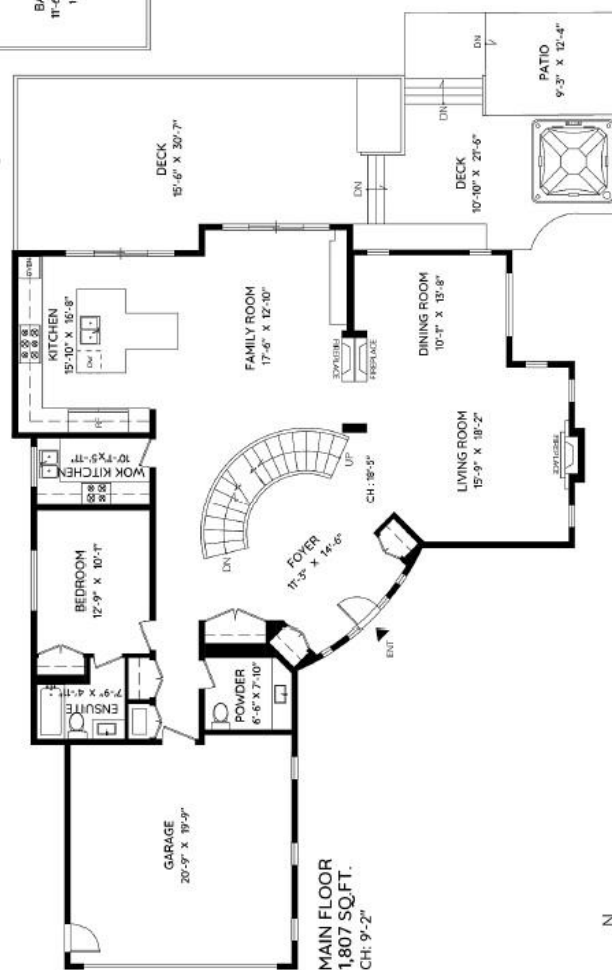
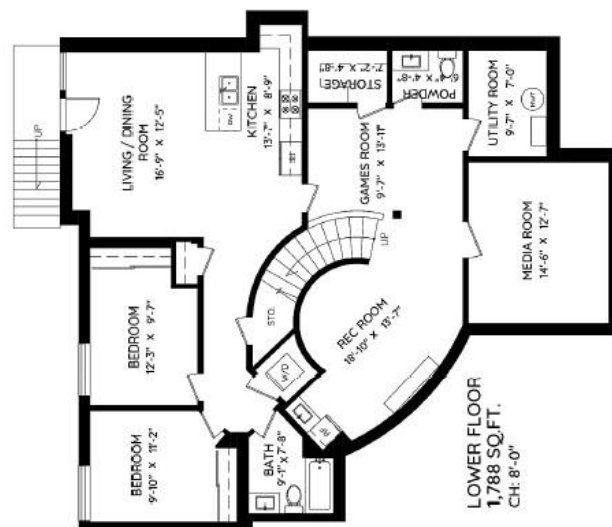
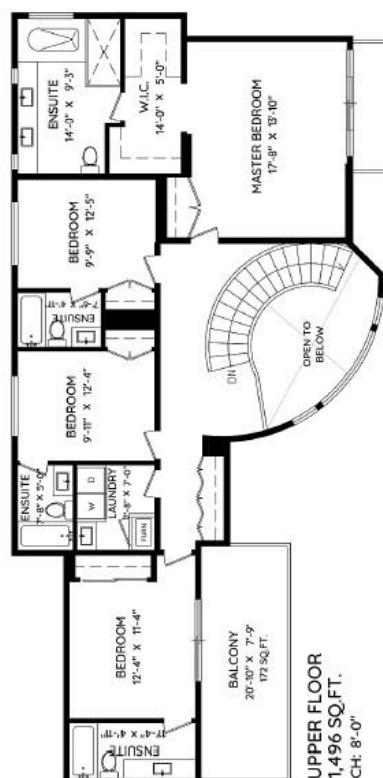


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495 GORDON AVENUE WEST VANCOUVER, BC

MAIN	1,807 SQ.FT.
UPPER	1,496 SQ.FT.
LOWER	1,788 SQ.FT.
TOTAL	5,091 SQ.FT.
GARAGE	433 SQ.FT.
BALCONY	369 SQ.FT.
DECK	803 SQ.FT.
PATIO	114 SQ.FT.
TOTAL	1,719 SQ.FT.



keyplan
plan your space

The floor plan and the measurements are approximate within +/- 2%, and are to be used for advertising usage only.
They exclude unfinished areas. Not suitable for architectural or construction data intended.

0 ft 3 ft 5 ft 30 ft

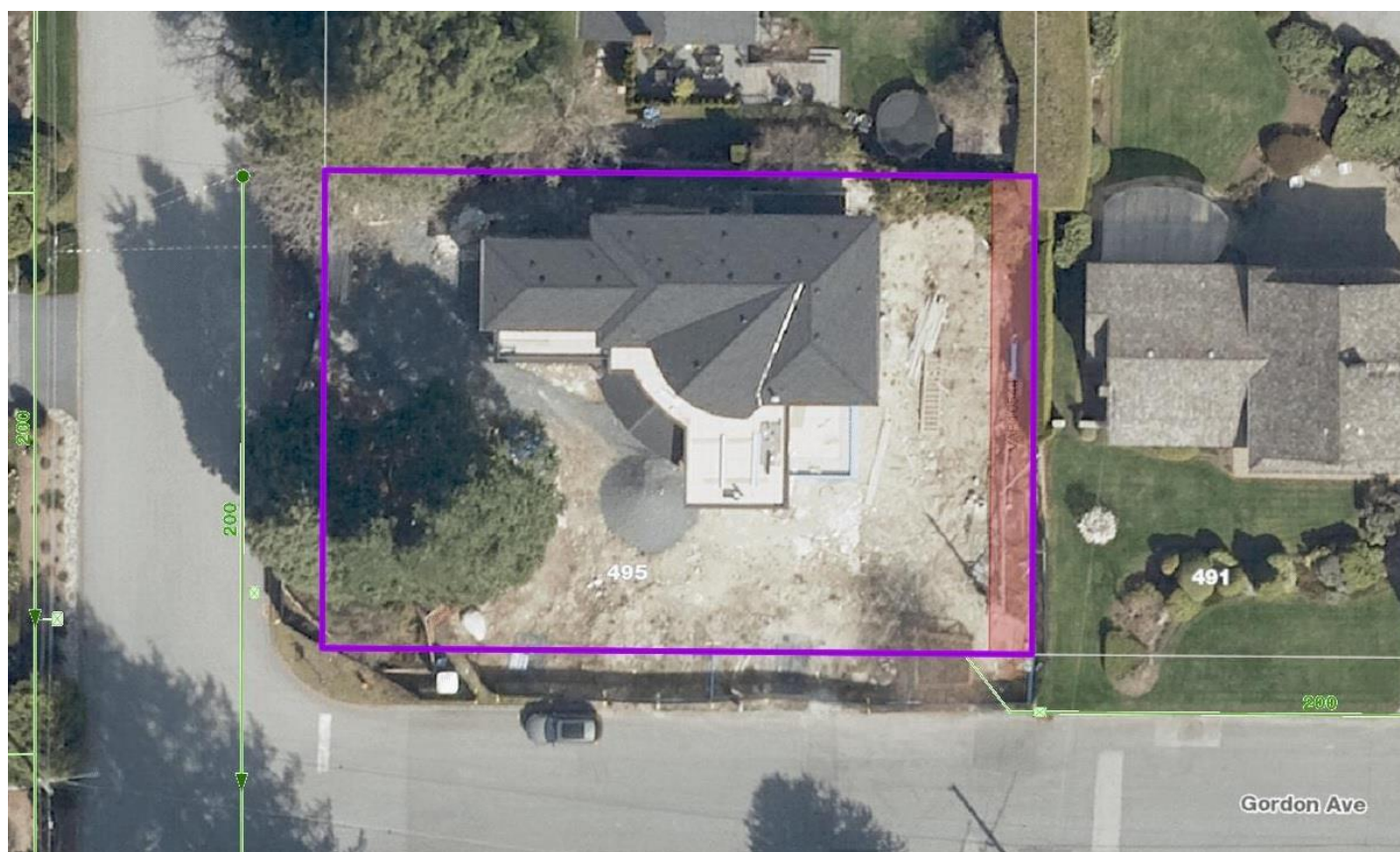




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