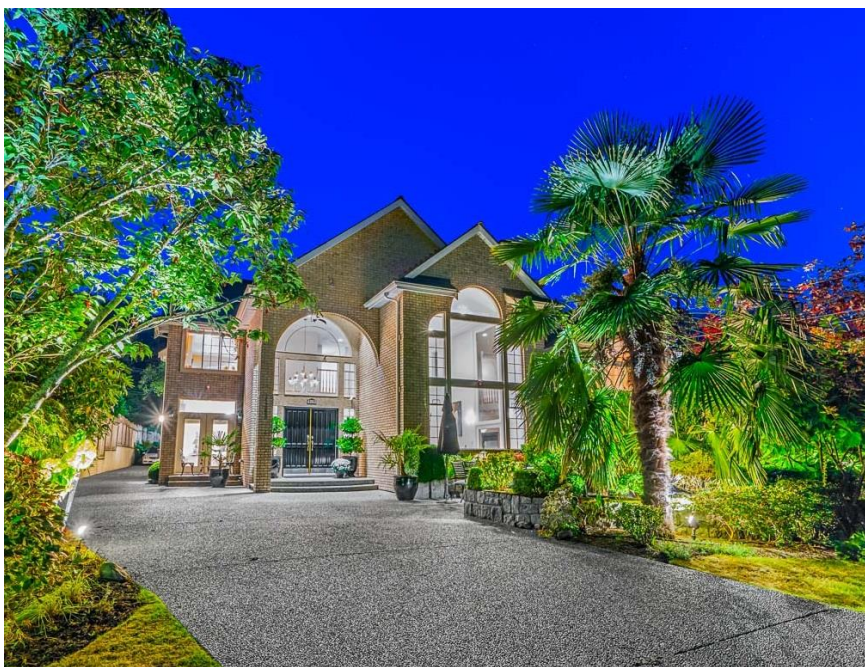




4263 Evergreen Avenue Offered at \$3,998,000

This gorgeous semi waterfront 4,000 sq. ft. family home is situated on a completely level 11,606 sq. ft. property on one of West Vancouver's finest waterfront streets. Features of this 2 level, 4 bedroom plus den, 5 bathroom home include a spectacular living room with over height ceilings, numerous patios and a level auto court and garden. An absolutely incredible location just steps to the beach, Isetta Café, and only minutes from incredible schools, Dundarave Village and Caulfeild Village.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2750740
 Board: V
 House/Single Family

4263 EVERGREEN AVENUE

West Vancouver
 Cypress
 V7V 1H2

Residential Detached

\$3,998,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$3,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1990**
 Frontage(feet): **50.65** Bathrooms: **5** Age: **33**
 Frontage(metres): **15.44** Full Baths: **4** Zoning: **RS4**
 Depth / Size: **234.30 IRR** Half Baths: **1** Gross Taxes: **\$9,516.63**
 Lot Area (sq.ft.): **11,606.00** Rear Yard Exp: **Northwest** For Tax Year: **2022**
 Lot Area (acres): **0.27** P.I.D.: **011-107-464** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Wood**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 Driveway Finish: **Aggregate**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 5, BLOCK 10, PLAN VAP5626, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	2,037	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,927	Main	Living Room	26'9 x 14'2	Above	Bedroom	13'5 x 11'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'11 x 14'2	Above	Bedroom	12'9 x 12'0	Main	2
Finished Floor (Below):	0	Main	Kitchen	14'4 x 13'2	Above	Family Room	18'9 x 15'7	Above	4
Finished Floor (Basement):	0	Main	Eating Area	14'4 x 11'3			x	Above	4
		Main	Family Room	21'3 x 14'4			x	Above	4
Finished Floor (Total):	3,964sq. ft.	Main	Office	13'10 x 12'11			x	Above	6
Unfinished Floor:	0	Main	Laundry	11'3 x 10'4			x		
Grand Total:	3,964sq. ft.	Main	Utility	13'7 x 6'10			x		
		Main	Storage	9'5 x 3'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	5'11 x 4'11			x		
		Main	Foyer	11'4 x 7'11			x		
Suite:		Above	Primary Bedroom	21'3 x 16'4			x		
Basement:None		Above	Bedroom	14'1 x 11'4			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Bellevue Realty Group**Full video tour at www.ericchristiansen.com

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

**ERIC CHRISTIANSEN**

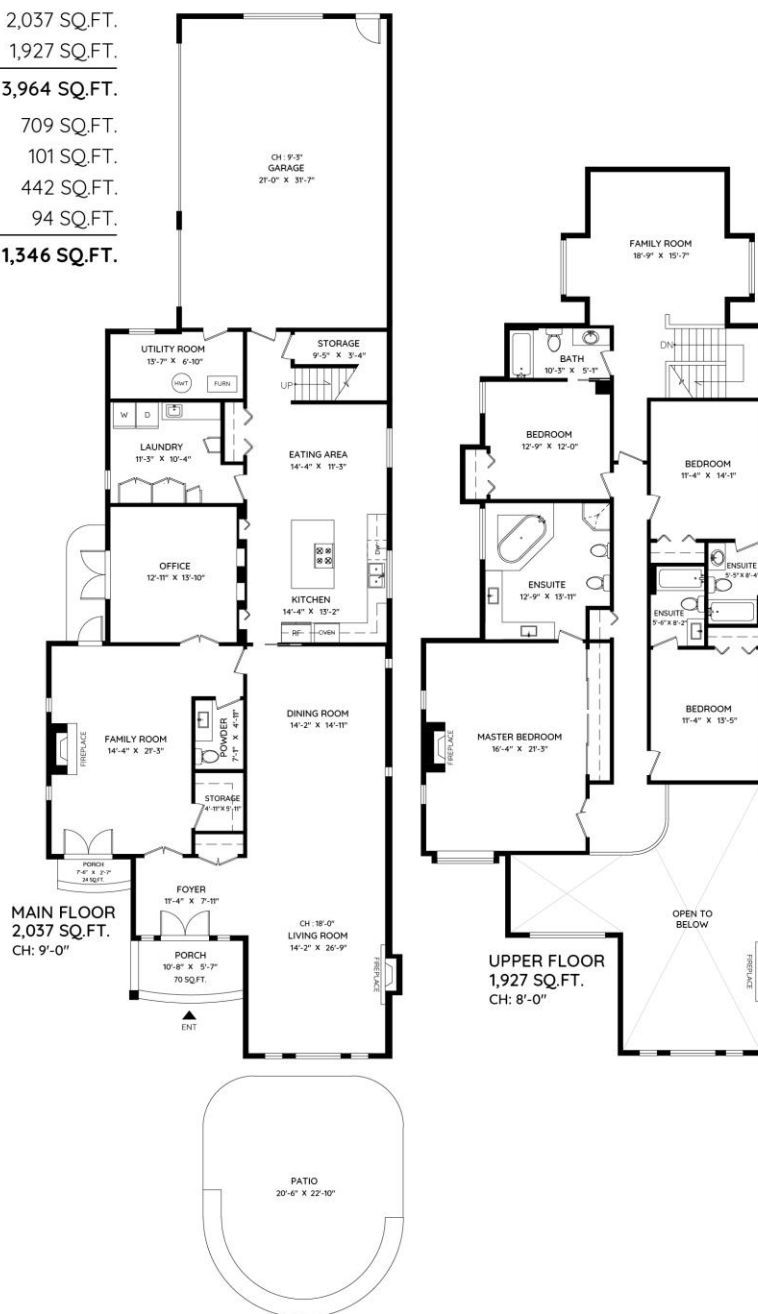
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4263 EVERGREEN AVENUE WEST VANCOUVER, BC

MAIN	2,037 SQ.FT.
UPPER	1,927 SQ.FT.
TOTAL	3,964 SQ.FT.
GARAGE	709 SQ.FT.
UTILITY ROOM	101 SQ.FT.
PATIO	442 SQ.FT.
PORCH	94 SQ.FT.
TOTAL	1,346 SQ.FT.



0 ft 3 ft 5 ft 10 ft

The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only.
May include unfinished area. Not suitable for architectural or construction. E&O Insured

keyplan
plan your space



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BRG



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