



2965 Rosebery Avenue Offered at \$6,248,000

Nestled in Altamont's sunniest and most private location, this stunning post-and-beam home has been meticulously upgraded. Featured in Western Living, it boasts a gourmet kitchen with quartz countertops, Miele & Sub-Zero appliances, and a spacious center island for entertaining. The master ensuite offers radiant heated limestone and modern décor. The cable lighting enhances the massive center skylight. This West Coast gem epitomizes seamless indoor/outdoor living. Situated on an enormous 18,000 sq.ft. lot, it guarantees unmatched privacy and includes 4 bedrooms, 4 bathrooms, a family room, a rec. room, a gym, and 4,267 sq.ft. of living space across 2 levels. Steps away from West Bay Elementary School.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2784667
 Board: V
 House/Single Family

2965 ROSEBERY AVENUE

West Vancouver
 Altamont
 V7V 3A5

Residential Detached

\$6,248,000 (LP)

(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$6,248,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1956**
 Frontage(feet): **93.72** Bathrooms: **4** Age: **67**
 Frontage(metres): **28.57** Full Baths: **3** Zoning: **RS2**
 Depth / Size: **190.87 IRR** Half Baths: **1** Gross Taxes: **\$13,279.78**
 Lot Area (sq.ft.): **17,954.00** Rear Yard Exp: **North** For Tax Year: **2022**
 Lot Area (acres): **0.41** P.I.D.: **002-413-701** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: water and city**
 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: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Asphalt**
 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 C, BLOCK A, PLAN VAP9182, DISTRICT LOT 815, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 6**

Amenities: **Swirlpool/Hot Tub**

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

Finished Floor (Main):	2,228	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'0 x 23'5	Below	Storage	14'3 x 6'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'2 x 15'7	Below	Storage	9'4 x 6'11	Main 5
Finished Floor (Below):	2,039	Main	Kitchen	25'3 x 11'8	Below	Utility	12'9 x 3'5	Main 2
Finished Floor (Basement):	0	Main	Family Room	17'7 x 17'4	Below	Foyer	9'6 x 7'8	Below 4
Finished Floor (Total):	4,267sq. ft.	Main	Primary Bedroom	18'1 x 17'1			x	Below 4
Unfinished Floor:	0	Main	Laundry	11'6 x 8'10			x	
Grand Total:	4,267sq. ft.	Below	Bedroom	19'0 x 16'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Walk-In Closet	10'3 x 5'5			x	
Suite:		Below	Bedroom	14'1 x 11'6			x	
Basement:None		Below	Bedroom	14'1 x 11'6			x	
		Below	Recreation Room	25'4 x 11'11			x	
		Below	Gym	11'10 x 9'4			x	
		Below	Storage	14'3 x 8'0			x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **17**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: Maint. Fee:

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.



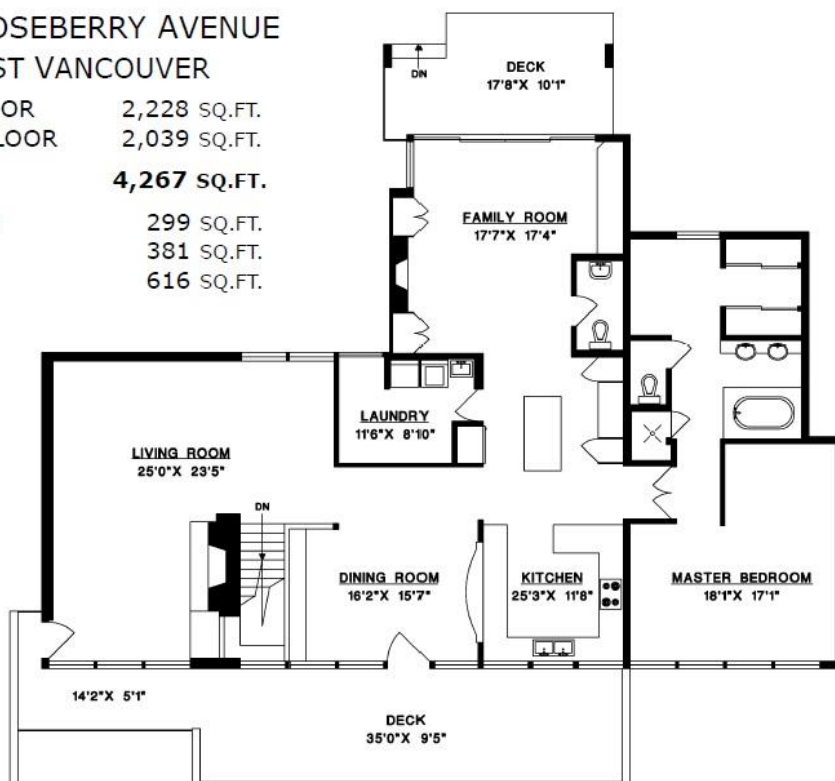
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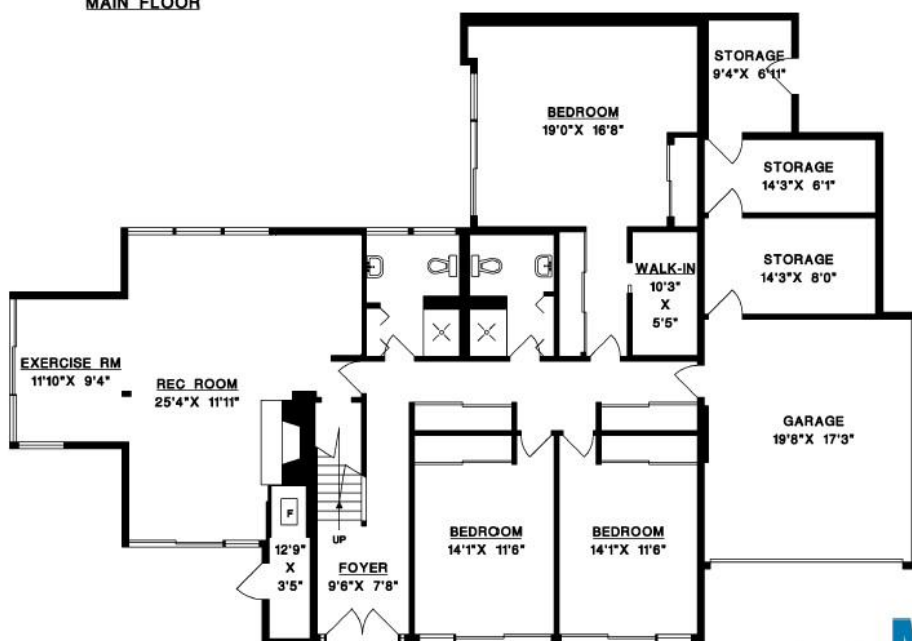
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2965 ROSEBERRY AVENUE
WEST VANCOUVER

MAIN FLOOR	2,228 SQ.FT.
LOWER FLOOR	2,039 SQ.FT.
TOTAL	4,267 SQ.FT.
STORAGE	299 SQ.FT.
GARAGE	381 SQ.FT.
DECK	616 SQ.FT.



MAIN FLOOR



LOWER FLOOR



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