



## 4797 The Glen Offered at \$5,978,000

This home is truly remarkable, showcase a stunning backyard with a sun-drenched pool, sports court and remarkable entertainment area. Experience the delight of a spacious covered bar area with bar taps, fire pit, outdoor kitchen and many more features. With 6,653 sq. ft. of living space, 6 bedrooms, 6 bathrooms, a games room, media room and covered parking for 3 cars, motorbikes and potential for 4 more cars outside. This home is completed remodeled and boasts elegant \$50,000 chandeliers, soaring ceilings, new flooring, renovated bathrooms, a chef's dream kitchen, air conditioning and many other incredible enhancements. Situated on a level 22,738 sq. ft. property at the end of a family-friendly cul-de-sac, this home is sure to leave you truly amazed.




**ERIC CHRISTIANSEN**  
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2792760**  
 Board: V  
 House/Single Family

**4797 THE GLEN**  
 West Vancouver  
 Cypress Park Estates  
 V7S 3C3

Residential Detached  
**\$5,978,000** (LP)  
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$5,978,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1992**  
 Frontage(feet): **48.56** Bathrooms: **6** Age: **31**  
 Frontage(metres): **14.80** Full Baths: **5** Zoning: **RS10**  
 Depth / Size: **197.33 IRR** Half Baths: **1** Gross Taxes: **\$14,175.22**  
 Lot Area (sq.ft.): **22,738.00** Rear Yard Exp: **West** For Tax Year: **2023**  
 Lot Area (acres): **0.52** P.I.D.: **015-712-354** 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: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Renovations: **Completely**  
 # of Fireplaces: **3** 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**  
 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, Tile**

Legal: **LOT 5, PLAN VAP22675, DISTRICT LOT 884, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT A, RP19932 RP19933**

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

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Vacuum - Built In, Wine Cooler**

Finished Floor (Main):	3,076	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,699	Main	Living Room	27'11 x 25'11	Above	Walk-In Closet	6'4 x 3'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'6 x 12'11	Above	Bedroom	15'11 x 12'5	Main 6
Finished Floor (Below):	1,878	Main	Kitchen	22'0 x 17'1	Above	Walk-In Closet	6'6 x 4'8	Main 2
Finished Floor (Basement):	0	Main	Eating Area	10'0 x 8'1	Above	Bedroom	17'0 x 13'0	Above 3
Finished Floor (Total):	6,653 sq. ft.	Main	Family Room	19'0 x 16'4	Above	Flex Room	14'6 x 12'4	Above 3
Unfinished Floor:	0	Main	Primary Bedroom	21'10 x 15'11	Above	Hobby Room	15'5 x 9'10	Above 4
Grand Total:	6,653 sq. ft.	Main	Walk-In Closet	20'4 x 7'1	Below	Recreation Room	24'0 x 23'8	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	10'11 x 9'4	Below	Games Room	15'4 x 14'4	
Suite:		Main	Bar Room	5'1 x 4'10	Below	Media Room	15'5 x 14'7	
Basement: None		Main	Foyer	22'0 x 13'11	Below	Bedroom	16'11 x 13'9	
		Above	Bedroom	16'1 x 15'3	Below	Flex Room	15'5 x 8'11	
		Above	Walk-In Closet	6'4 x 3'7			x	
		Above	Bedroom	15'5 x 13'0			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **1** # of Rooms: **24** MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

Listing Broker(s): **Bellevue Realty Group**

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

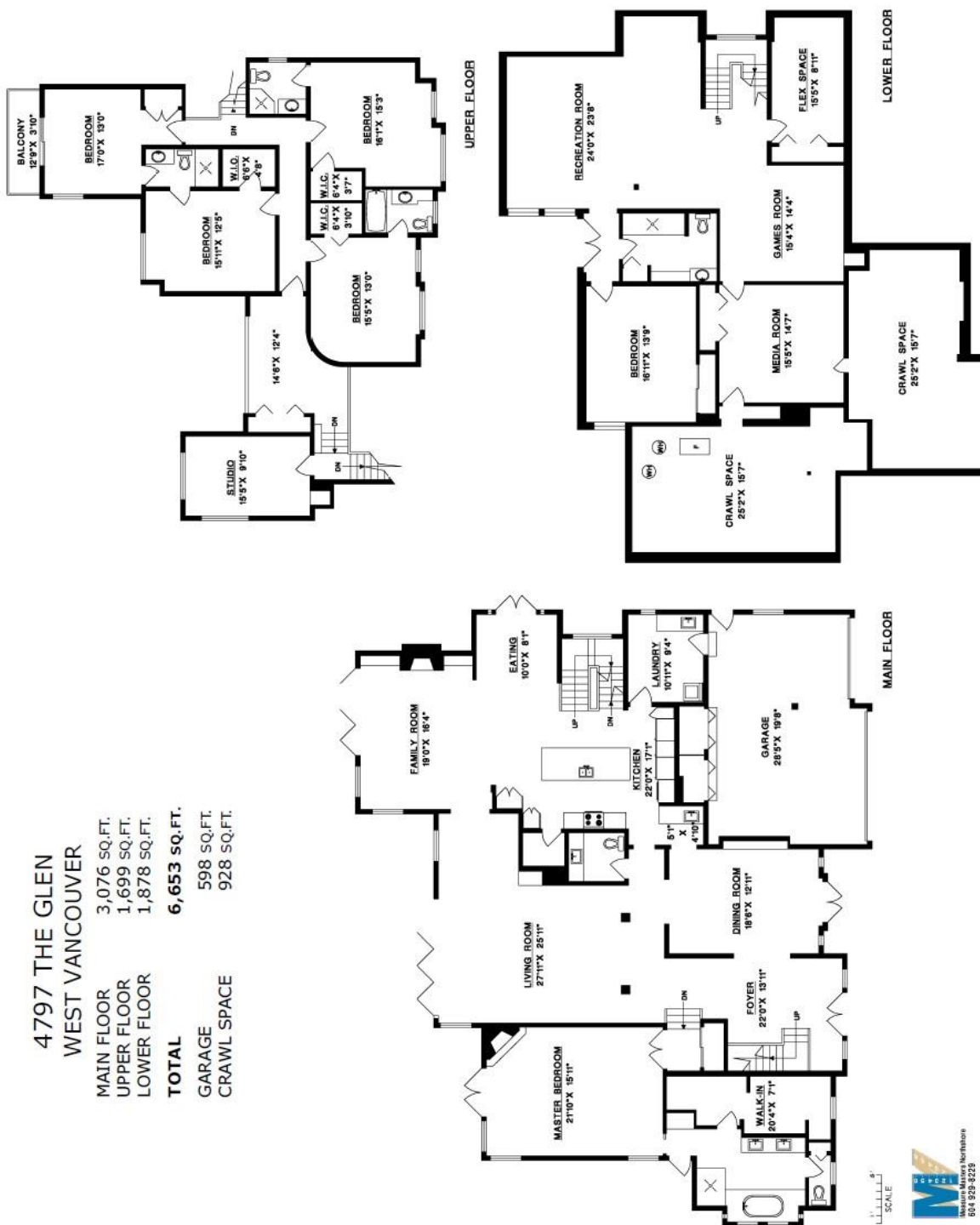
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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4797 The Glen – Features and Updates

- \$2.3 million renovation (2021 – 2022)
- Havana and Georgie award nominees for Best Outdoor Living in 2022
- 2000 sq. ft. of NEW outdoor living space including:
  - outdoor kitchen with beer dispenser and bar fridge; Decton countertop with Canadian made cabinets and Bromic ceiling heater
  - gazebo
  - landscaping
  - replaced pool pumps, heater and plaster
  - decks and hot tub
- New roof (2023)
- New hardwood floors in entire house
- New hot water system
- 2 independent new HVAC systems with air conditioning for main and upper floors
- New bathrooms throughout
- Kitchen – new cabinets and all new appliances; Sub Zero fridge, freezer and wine cooler, Wolf oven, Miele microwave, coffee maker and wall oven
- New bi-fold doors with access to pool and backyard
- Added 4<sup>th</sup> covered parking garage for motorbikes



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