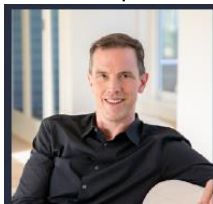




## 2478 Ottawa Avenue Offered at \$5,498,000

This exceptional custom-built residence spans 5,055 sq. ft., situated on a 10,075 sq. ft. lot with a captivating open floor plan and vaulted ceilings on the upper floor. The expansive sliding doors seamlessly connect to a generous south side deck, creating an ideal space for entertaining. The level below comprises 4 bedrooms, each with its own ensuite, including a stunning master bedroom that walks out to a level back yard. The basement, with potential for a suite, offers a spacious games/media room, a glass-enclosed gym, a climate-controlled wine room, 2 additional bedrooms, and ample storage. Noteworthy features include air conditioning, hardwood floors, and spacious level driveway.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2844725**  
 Board: V  
 House/Single Family

**2478 OTTAWA AVENUE**

West Vancouver  
 Dundarave  
 V7V 2T1

Residential Detached

**\$5,498,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$5,498,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2013**  
 Frontage(feet): **65.00** Bathrooms: **5** Age: **11**  
 Frontage(metres): **19.81** Full Baths: **4** Zoning: **RS5**  
 Depth / Size: **155** Half Baths: **1** Gross Taxes: **\$20,861.86**  
 Lot Area (sq.ft.): **10,075.00** Rear Yard Exp: **South** For Tax Year: **2023**  
 Lot Area (acres): **0.23** P.I.D.: **013-951-912** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: water and city**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **Water Supply: City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # 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: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish: **Paving Stone**  
 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 3, BLOCK 5, PLAN VAP2261, DISTRICT LOT 555, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

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

Features: **Air Conditioning**

Finished Floor (Main):	1,635	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	17'5 x 16'6	Below	Walk-In Closet	5'11 x 4'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'11 x 10'1	Bsmt	Recreation Room	27'2 x 16'8	Main	2
Finished Floor (Below):	1,710	Main	Kitchen	15'0 x 11'7	Bsmt	Gym	17'0 x 14'9	Below	6
Finished Floor (Basement):	1,710	Main	Family Room	20'0 x 16'3	Bsmt	Bedroom	13'8 x 11'5	Below	4
		Main	Laundry	12'6 x 11'1	Bsmt	Bedroom	10'11 x 10'3	Below	3
Finished Floor (Total):	5,055sq. ft.	Main	Pantry	11'1 x 4'11	Bsmt	Mud Room	12'1 x 7'8	Bsmt	4
Unfinished Floor:	0	Main	Foyer	9'6 x 8'4	Bsmt	Wine Room	9'8 x 8'7		
Grand Total:	5,055sq. ft.	Below	Primary Bedroom	18'5 x 14'3			x		
		Below	Walk-In Closet	9'7 x 7'7			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'5 x 12'1			x		
		Below	Bedroom	11'8 x 11'0			x		
Suite:		Below	Walk-In Closet	7'0 x 6'3			x		
Basement:Fully Finished		Below	Bedroom	11'4 x 10'2			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 20	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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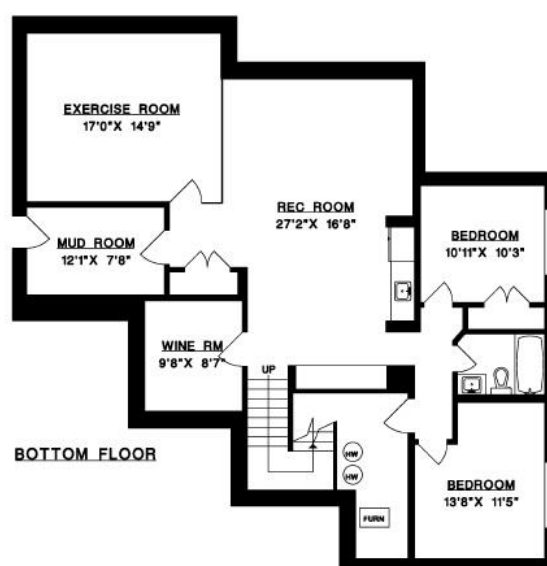
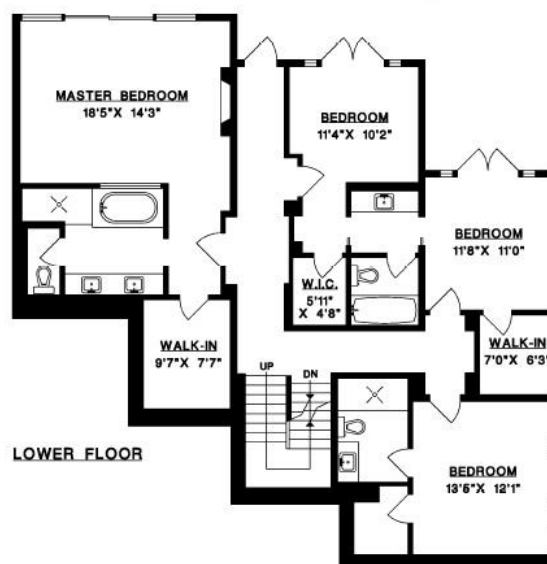
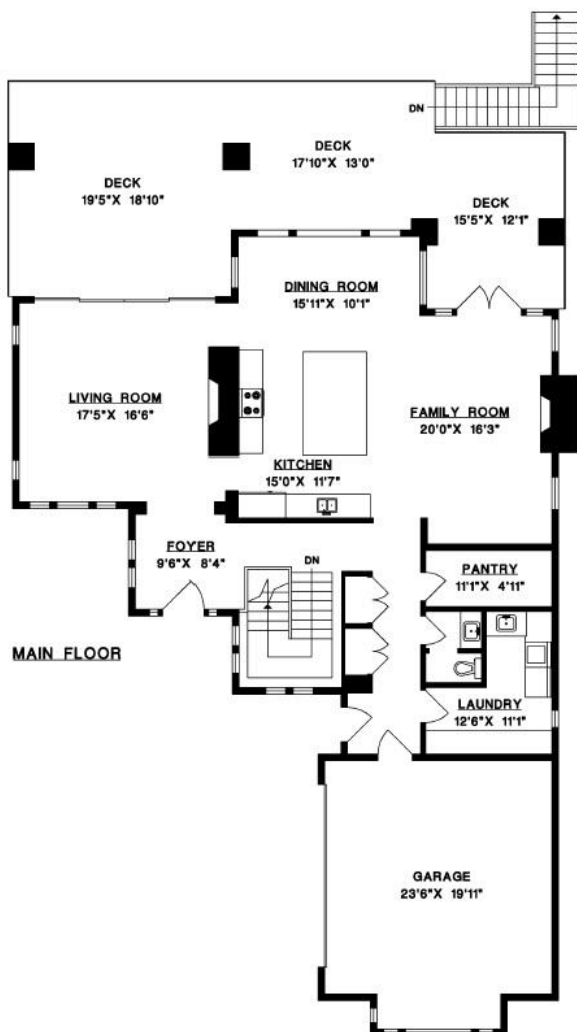
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



2478 OTTAWA AVENUE  
WEST VANCOUVER

MAIN FLOOR	1,635 SQ.FT.
LOWER FLOOR	1,710 SQ.FT.
BOTTOM FLOOR	1,710 SQ.FT.
<b>TOTAL</b>	<b>5,055 SQ.FT.</b>
GARAGE	481 SQ.FT.
DECK	785 SQ.FT.



1" = 8'  
SCALE

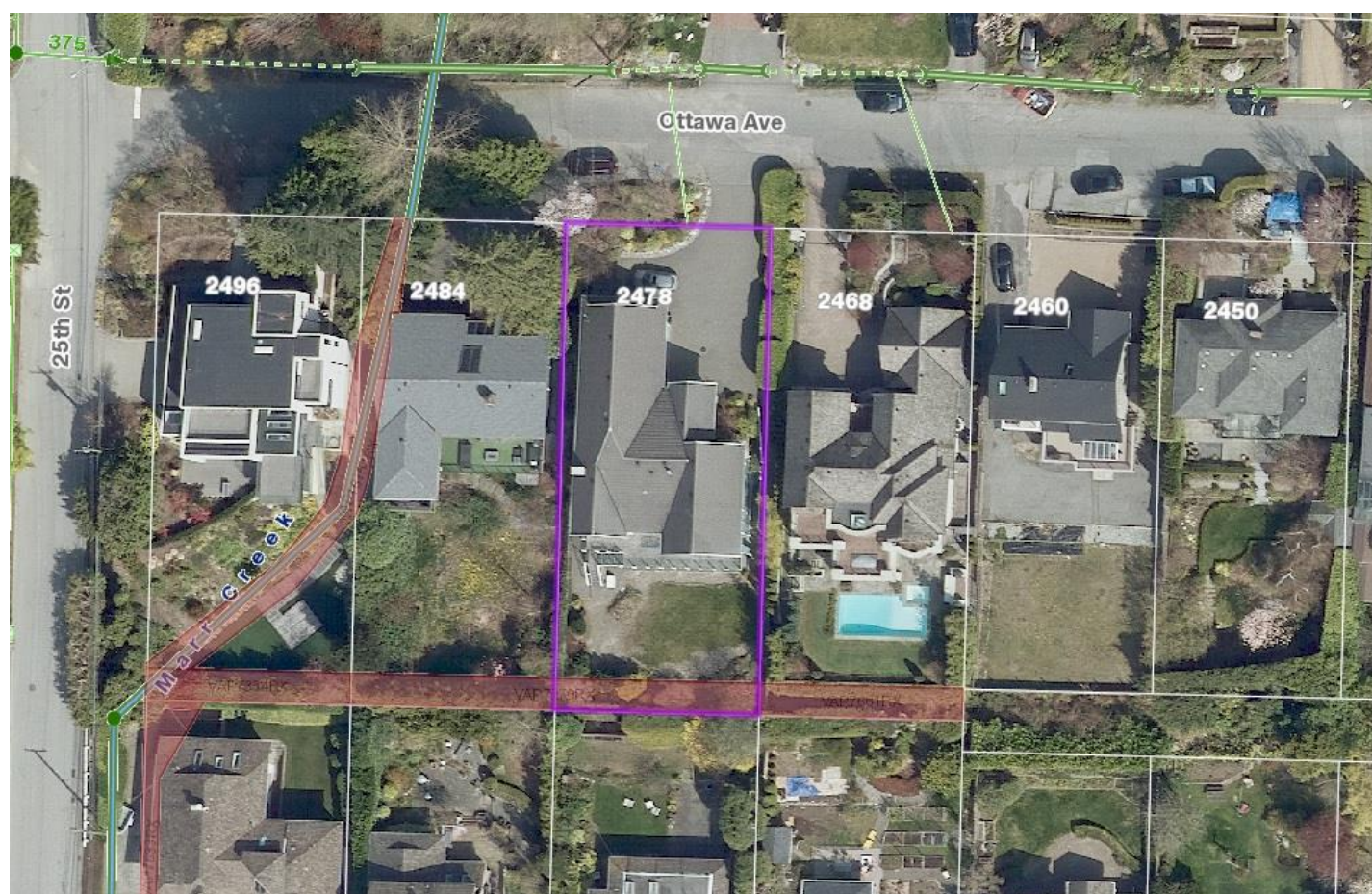
**M**  
Measure Masters Northwest  
604 929-8229



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