



## 2859 Bellevue Avenue Offered at \$4,198,000

This charming 3,507 sq. ft. 4 bedroom, 2 bathroom cottage is nestled on a semi-waterfront 16,742 sq. ft. property on West Vancouver's most prestigious street, the golden mile of Bellevue Avenue. You could renovate the existing home or build the spectacular new home designed by Burgers Architecture. Permits have been approved for a gorgeous contemporary, architecturally significant, home and coach house. The new home offers 5,996 sq. ft. of living space, massive windows to enjoy the Creekside setting, 4 bedrooms, 5 bathrooms and an incredible contemporary feel with water views from the upper level. There is an additional 1,800 sq. ft. coach house on the West side of the creek.



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

**Active**  
**R2816410**  
 Board: V  
 House/Single Family

**2859 BELLEVUE AVENUE**

West Vancouver  
 Altamont  
 V7V 1E7

Residential Detached  
**\$4,198,000** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$4,198,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1938**  
 Frontage(feet): **122.07** Bathrooms: **2** Age: **85**  
 Frontage(metres): **37.21** Full Baths: **2** Zoning: **RS4**  
 Depth / Size: **150.90 IRR** Half Baths: **0** Gross Taxes: **\$9,751.01**  
 Lot Area (sq.ft.): **16,742.00** Rear Yard Exp: **Northeast** For Tax Year: **2023**  
 Lot Area (acres): **0.38** P.I.D.: **007-654-430** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: partial water view**  
 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: **4** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** 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:

Legal: **LOT 3, BLOCK 24, PLAN VAP4878, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,915	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'2 x 15'0	Below	Den	12'9 x 10'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'2 x 14'8	Below	Laundry	8'9 x 6'8	Main 4
Finished Floor (Below):	1,592	Main	Kitchen	16'8 x 9'2	Below	Workshop	20'4 x 10'11	Below 4
Finished Floor (Basement):	0	Main	Family Room	19'9 x 13'3	Below	Solarium	11'8 x 8'11	
Finished Floor (Total):	3,507sq. ft.	Main	Nook	13'0 x 11'2			x	
Unfinished Floor:	0	Main	Den	11'5 x 11'1			x	
Grand Total:	3,507sq. ft.	Main	Primary Bedroom	17'0 x 9'8			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'7 x 11'0			x	
Suite:		Main	Solarium	18'9 x 7'0			x	
Basement: <b>None</b>		Below	Recreation Room	19'11 x 15'1			x	
		Below	Games Room	19'11 x 7'1			x	
		Below	Bedroom	18'0 x 12'0			x	
		Below	Bedroom	11'2 x 10'8			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>	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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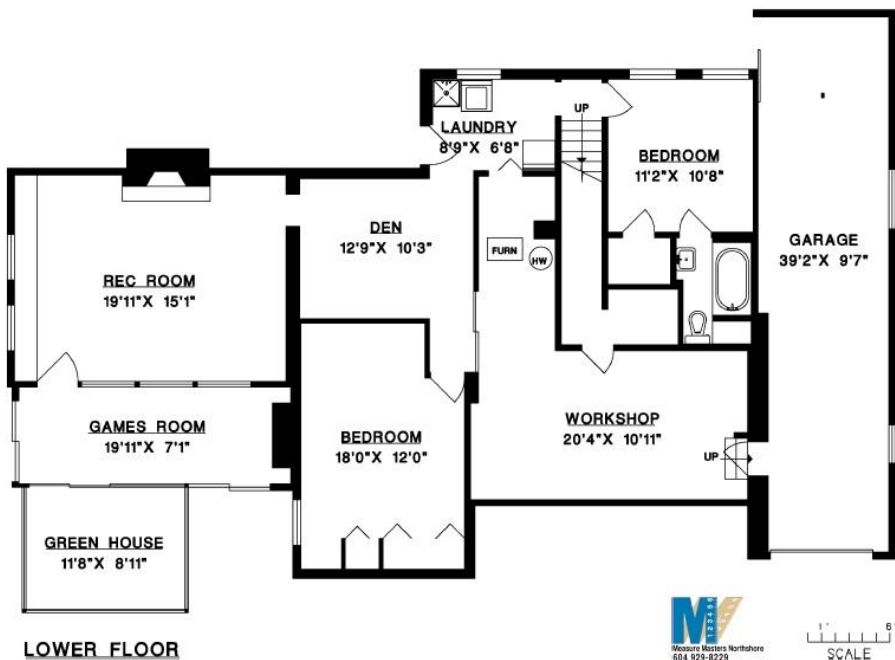
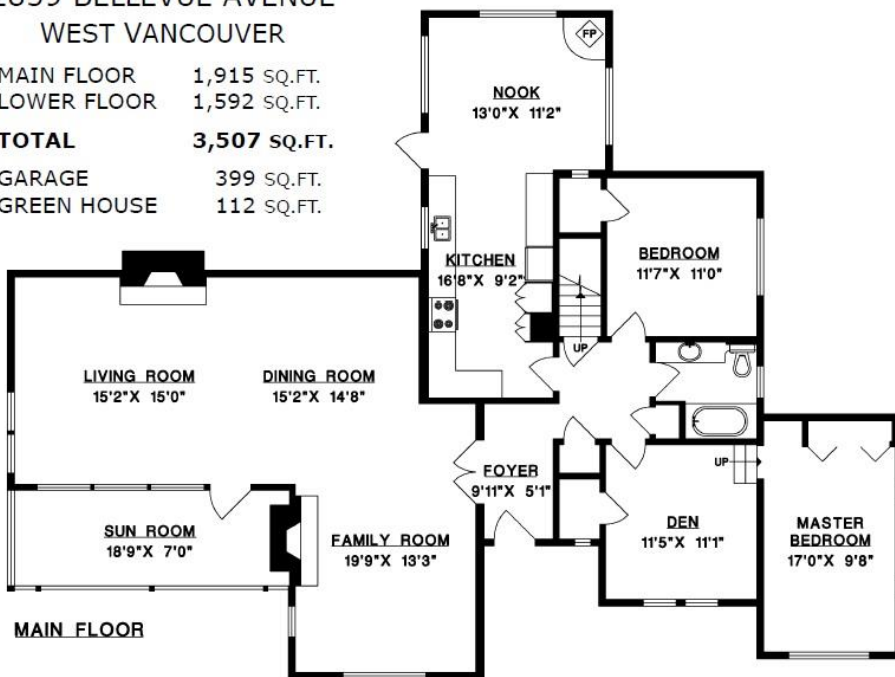
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BRG

Floor Plan – Existing House

2859 BELLEVUE AVENUE  
WEST VANCOUVER

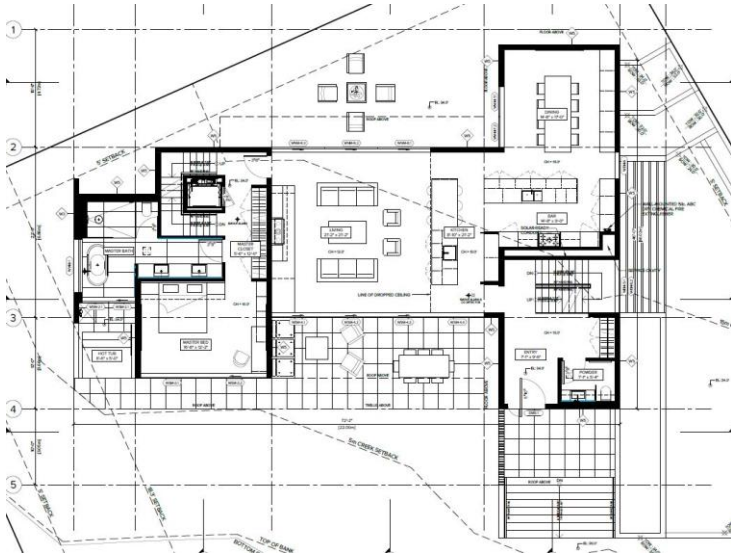
MAIN FLOOR 1,915 SQ.FT.  
LOWER FLOOR 1,592 SQ.FT.  
**TOTAL 3,507 SQ.FT.**  
GARAGE 399 SQ.FT.  
GREEN HOUSE 112 SQ.FT.



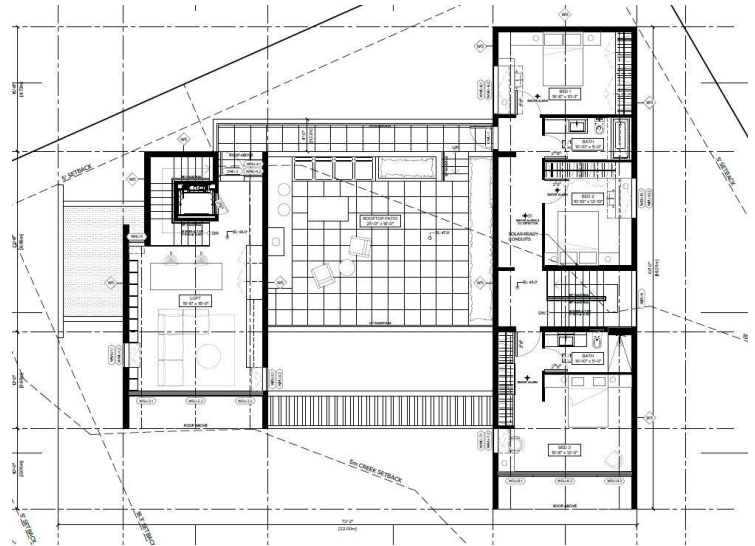
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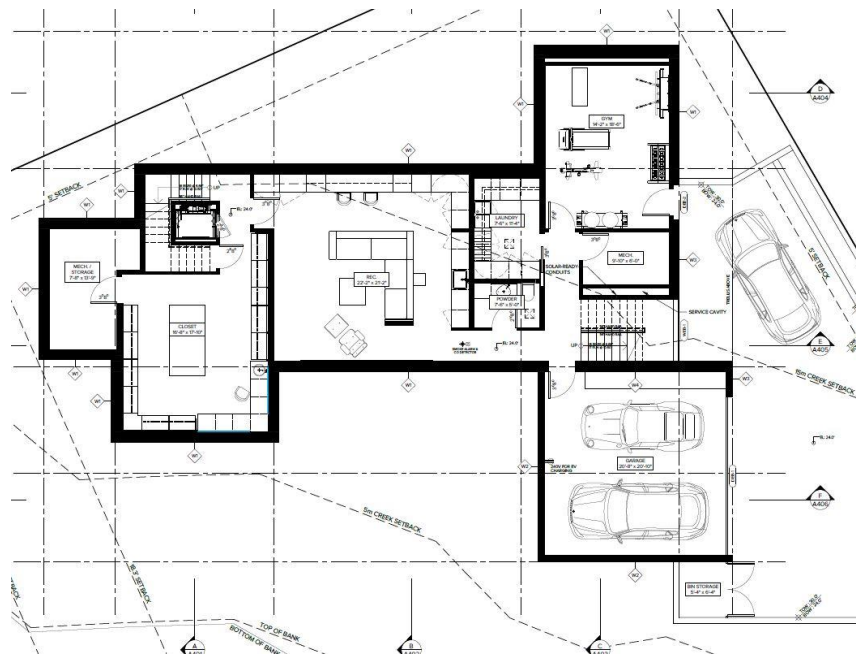
Future House - Floor Plan – Main Floor



Future House - Floor Plan – Upper Floor



Future House - Floor Plan – Lower Floor

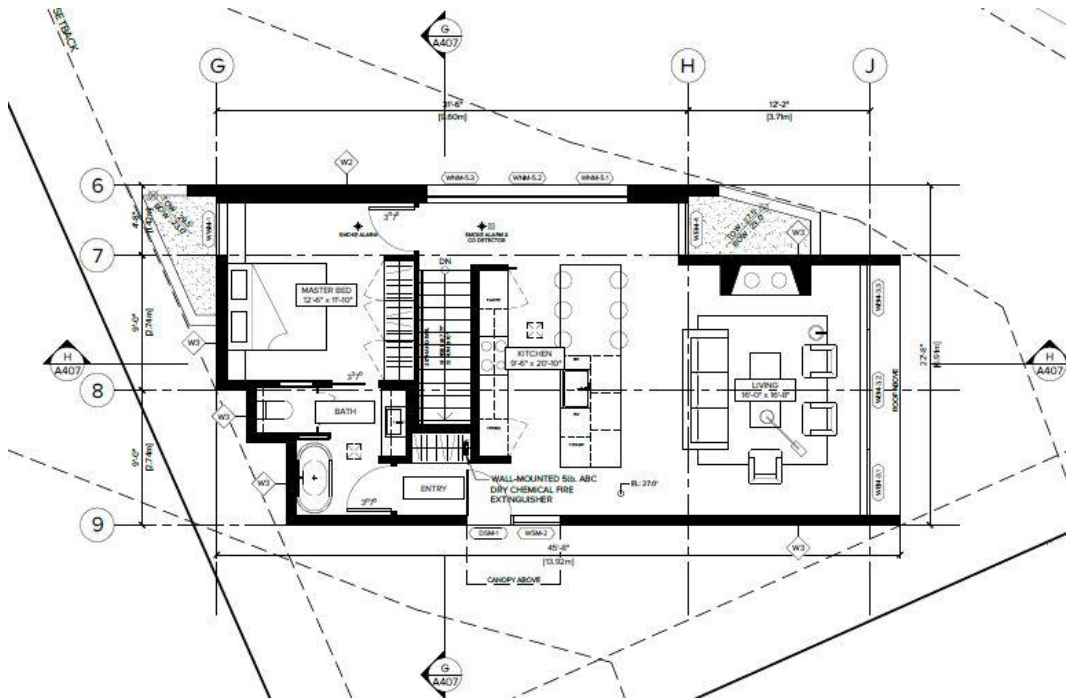


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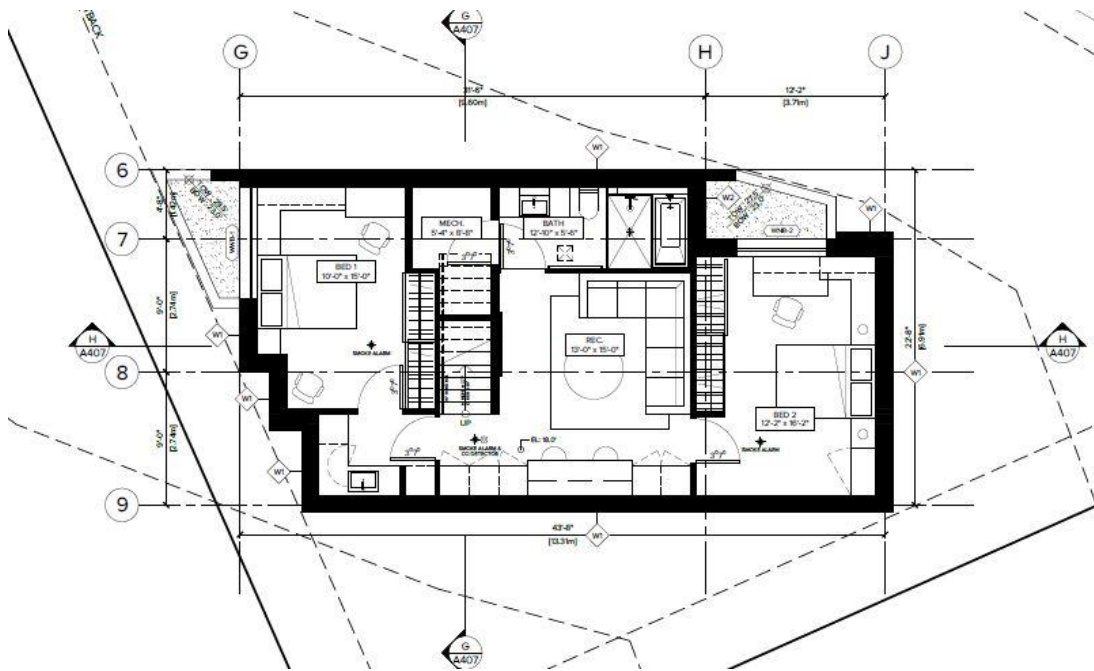
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Coach House - Floor Plan – Main Floor



Coach House - Lower Floor



Floor Plan –



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