







Situated on West Vancouver's most prestigious waterfront street, this stunning Hollingsworth home exudes luxury. From the elegant front gates to the captivating water feature and glass entry doors, every detail is impeccable. Spanning 2 levels and 4,196 sq. ft., it offers 4 bedrooms with gorgeous ensuite bathrooms, an exceptional Snaidero kitchen and a climate-controlled wine room with a feature glass wall. This smart home features a full sound system, power blinds and advanced Lutron controlled lighting. Bonus: 1,277 sq. ft. crawl space for storage. Pure elegance in every corner.

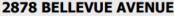




Active R2848807

Board: V

House/Single Family



West Vancouver

Altamont V7V 1E8

Residential Detached

Tour: Virtual Tour URL

\$14,998,000 (LP)

(SP) M



Sold Date: If new, GST/HST inc?: Original Price: \$14,998,000 Meas. Type: Bedrooms: 4 Approx. Year Built: 2016 Feet 5 Frontage(feet): 52.50 Bathrooms: Age: Frontage(metres): 16.00 Full Baths: Zoning: RS4 Depth / Size: 225.50 IRR Half Baths: **Gross Taxes:** \$69,286.16 1

Lot Area (sq.ft.): **11,851.00** Rear Yard Exp: **Southwest** For Tax Year: 2023

Lot Area (acres): 0.27 P.I.D.: 011-240-521 Tax Inc. Utilities?:

Flood Plain:

View: Yes: spectacular 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 Total Parking: 2 Covered Parking: 4 Parking Access: Front Construction: Frame - Wood Parking: Garage; Double, Visitor Parking

Glass, Stone, Stucco Driveway Finish: Paving Stone

Dist. to Public Transit: Near Dist. to School Bus: Near Land Lease Expiry Year:

Title to Land: Freehold NonStrata
Property Disc.: Yes

Renovations: Reno. Year: Full Fixtures Leased: No: # of Fireplaces:3 R.I. Fireplaces: Rain Screen:

Fireplace Fuel: Natural Gas Metered Water:

Fuel/Heating: Natural Gas, Radiant R.I. Plumbing: Fixtures Rmvd: No: Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Wood Floor Finish: Hardwood, Wall/Wall/Mixed

Legal: LOT A, BLOCK 28/29, PLAN VAP5136, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, FORESHORE ENCROACHMENT SEE ROLL #07-0048-001-000

Amenities:

Exterior: Foundation:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property

Features: ClthWsh/Dryr/Frdg/Stve/DW

Concrete Perimeter

Finished Floor (Main):	2,450	Floor	Туре	Dimensions	Floor	Туре	Dimensions	imensions Bathrooms	
Finished Floor (Above):	1,538	Main	Living Room	17'11 x17'4			x	Floor	#Pcs
Finished Floor (AbvMain2):		Main	Dining Room	14'7 x12'8			x	Main	2
Finished Floor (Below):	208	Main	Kitchen	16'10 x16'4			x	Main	3
Finished Floor (Basement):	: 0	Main	Family Room	14'0 x13'1			X	Above	5
Finished Floor (Total):	4,196 sq. ft.	Main Main	Bedroom Fover	12'9 x12'7 10'1 x9'11			X	Above Above	4
Unfinished Floor:	0	Main	Laundry	7'11 x7'3			â	Above	٠,
Grand Total:	4,196sq. ft.	Above	Primary Bedroom	16'2 x14'9			x		
		Above	Walk-In Closet	13'1 x10'1			X		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'4 x14'4			X		
Suite:		Above Below	Bedroom	14'7 x12'3 27'10 x7'6			X		
Basement: None		below	Utility				X X		
basement. None				x					
		Manuf Type:		Registered in MHR?:		PAD Rental:			
Crawl/Remt Height:	# of Levels: 3	NALID #		CCA /DCF		Malak Fass			

Crawl/Bsmt. Height: # of Levels: 3 CSA/BCE: Maint. Fee: # of Kitchens: 1

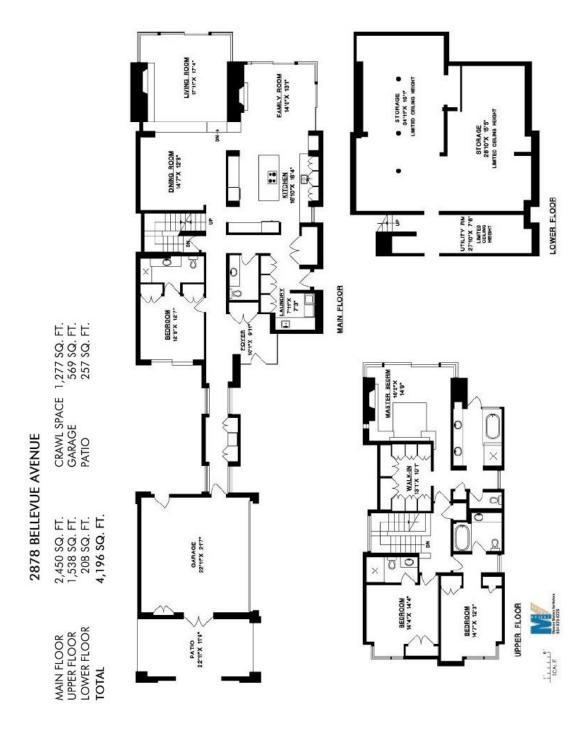
of Rooms: 12 ByLaw Restrictions:

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.







2878 Bellevue Avenue - Features

- Designed and Built by Russell Hollingsworth
- Snaidero kitchen
- Pental Quartz stone countertops
- 488 bottle temperature-controlled wine room
- Dramatic open fireplace
- Soaring ceilings
- Commercial grade sliding windows and doors
- Hard-wired power blinds
- Power kitchen skylights
- Lutron Lighting
- Savant smart home controls
- Water purification system
- Basalt and hardwood interior flooring
- Brushed Basalt patios
- Gated entry





