



## 1830 St. Denis Road Offered at \$4,398,000



This gorgeous 4,479 sq. ft., 4 bedroom, family home was substantially rebuilt in 2007 by Linda Burger for the current owner. The main level features a gourmet kitchen, a cozy living room, elegant dining room and versatile home office space. The top floor offers 3 bedrooms including a magnificent primary suite with fireplace and spa-like bathroom. Downstairs you will find a huge media/games room, recreation room with bar, gym and an extra bedroom. Outdoor space includes an expansive covered deck with fireplace and a sunny, fully fenced and beautifully landscaped backyard. This 10,627 sq. ft. property is ideally located on prestigious St. Denis just steps to West Vancouver Secondary School.



**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2829341**  
 Board: V  
 House/Single Family

**1830 ST. DENIS ROAD**

West Vancouver  
 Ambleside  
 V7V 3W5

Residential Detached

**\$4,398,000** (LP)(SP) 

Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$4,398,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2007**  
 Frontage(feet): **79.34** Bathrooms: **5** Age: **16**  
 Frontage(metres): **24.18** Full Baths: **4** Zoning: **RS3**  
 Depth / Size: **145.59 IRR** Half Baths: **1** Gross Taxes: **\$8,746.78**  
 Lot Area (sq.ft.): **10,627.00** Rear Yard Exp: **East** For Tax Year: **2023**  
 Lot Area (acres): **0.24** P.I.D.: **009-630-104** Tax Inc. Utilities?: \_\_\_\_\_  
 Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
 View: **No :**  
 Complex/Subdiv: \_\_\_\_\_  
 First Nation Reserve: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: \_\_\_\_\_  
 # of Fireplaces: **5** 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**

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

Total Parking: **6** 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**

Legal: **LOT 9, PLAN VAP9585, DISTRICT LOT 1086, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1087**

Amenities:

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,636	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,241	Main	Living Room	16'6 x 13'8	Below	Bedroom	14'0 x 13'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 13'8	Below	Gym	12'9 x 10'3	Main 2
Finished Floor (Below):	1,602	Main	Kitchen	16'9 x 16'5			x	Above 6
Finished Floor (Basement):	0	Main	Eating Area	15'6 x 10'6			x	Above 3
Finished Floor (Total):	4,479 sq. ft.	Main	Office	16'1 x 10'2			x	Above 4
Unfinished Floor:	0	Main	Laundry	11'9 x 11'2			x	Below 4
Grand Total:	4,479 sq. ft.	Main	Foyer	10'5 x 8'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'11 x 13'9			x	
Suite:		Above	Walk-In Closet	14'0 x 7'11			x	
Basement: <b>None</b>		Above	Bedroom	18'3 x 10'9			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Above	Bedroom	15'6 x 10'3			x	
# of Kitchens: <b>1</b>	# of Rooms: <b>15</b>	Below	Media Room	29'7 x 17'3			x	
		Below	Recreation Room	16'0 x 13'2			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		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.

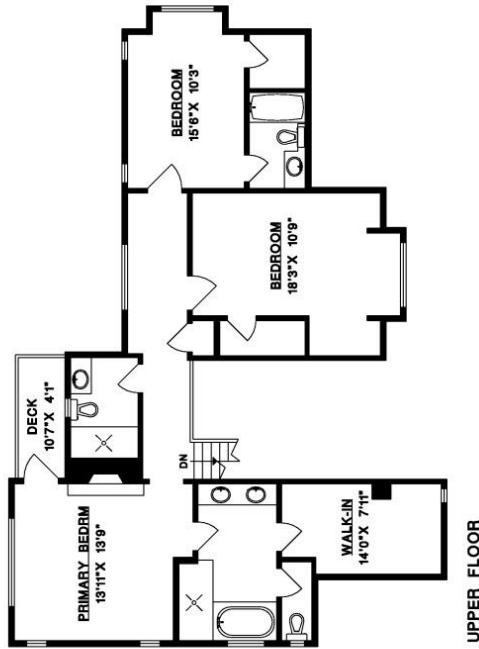


**ERIC CHRISTIANSEN**  
 GROUP  
 eric@ericchristiansen.com

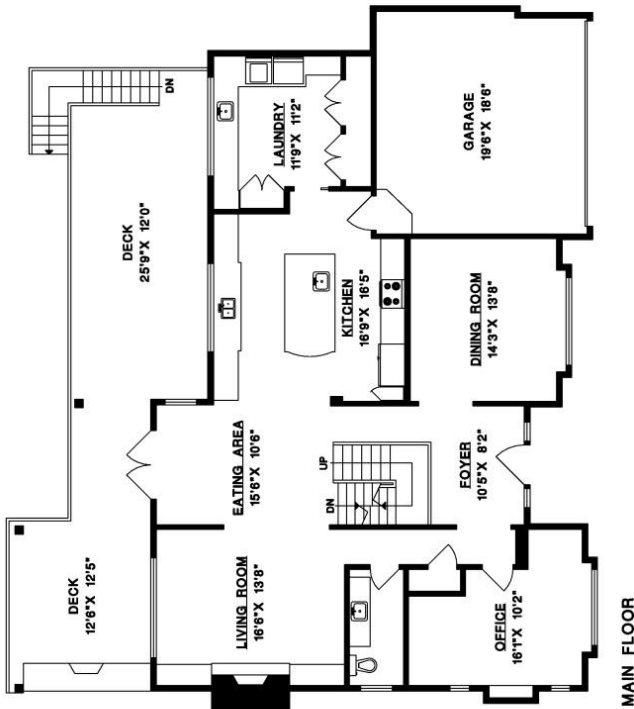
**604-312-9999**  
 2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

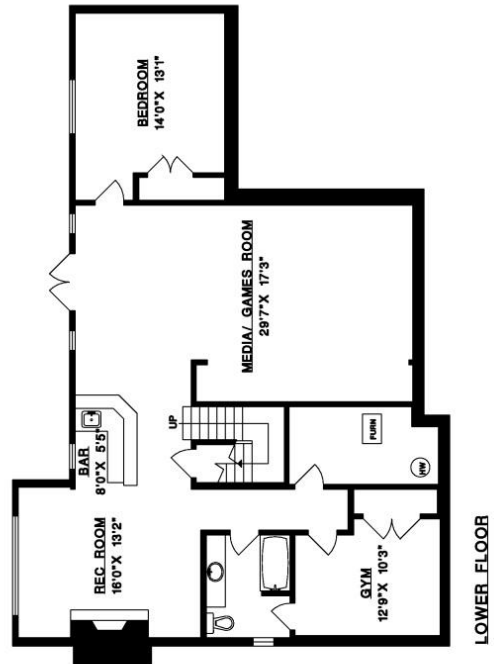




UPPER FLOOR



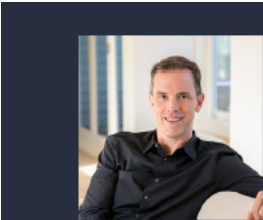
MAIN FLOOR



LOWER FLOOR

1830 ST. DENIS ROAD  
WEST VANCOUVER

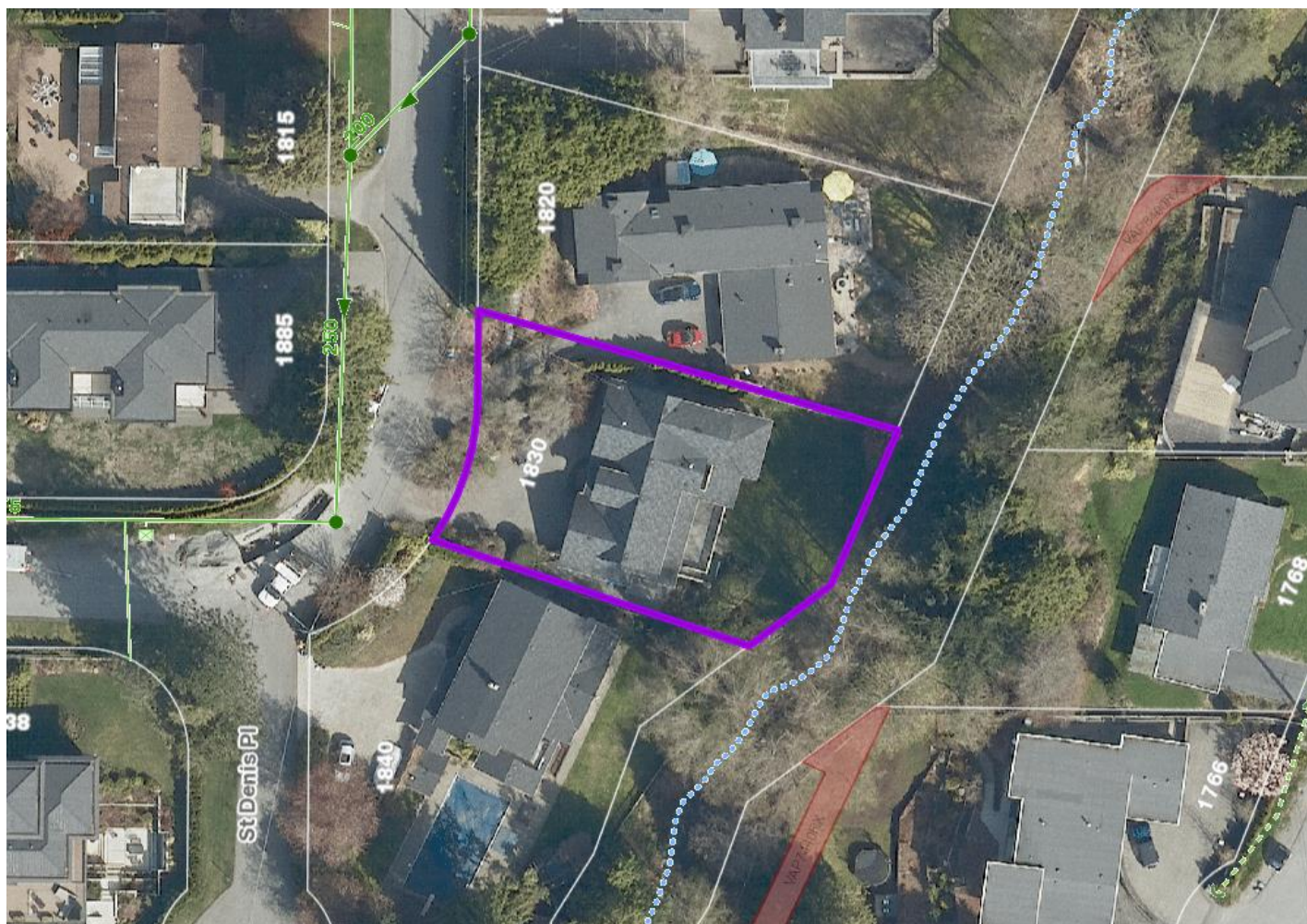
MAIN FLOOR	1,636 SQ.FT.
UPPER FLOOR	1,241 SQ.FT.
LOWER FLOOR	1,602 SQ.FT.
<b>TOTAL</b>	<b>4,479 SQ.FT.</b>
GARAGE	380 SQ.FT.
DECKS	647 SQ.FT.



**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1





**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1