



1830 St. Denis Road Offered at \$4,245,000




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
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2877465 Board: V House/Single Family	1830 ST. DENIS ROAD West Vancouver Ambleside V7V 3W5	Residential Detached \$4,245,000 (LP) (SP)																																																								
	Sold Date: Meas. Type: Feet Frontage(feet): 79.34 Frontage(metres): 24.18 Depth / Size: 145.59 IRR Lot Area (sq.ft.): 10,627.00 Lot Area (acres): 0.24 Flood Plain: View: No : Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal	If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 5 Full Baths: 4 Half Baths: 1 Rear Yard Exp: East P.I.D.: 009-630-104 Original Price: \$4,245,000 Approx. Year Built: 2007 Age: 17 Zoning: RS3 Gross Taxes: \$8,746.78 For Tax Year: 2023 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																								
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	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: CithWsh/Dryr/Frdg/Stve/DW																																																										
Finished Floor (Main): 1,636 Finished Floor (Above): 1,241 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,602 Finished Floor (Basement): 0 Finished Floor (Total): 4,479 sq. ft. Unfinished Floor: 0 Grand Total: 4,479 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Basement: None	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>16'6 x 13'8</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>14'3 x 13'8</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>16'9 x 16'5</td> <td>Above 6</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>15'6 x 10'6</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Office</td> <td>16'1 x 10'2</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>11'9 x 11'2</td> <td>Below 4</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>10'5 x 8'2</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>13'11 x 13'9</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>14'0 x 7'11</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>18'3 x 10'9</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>15'6 x 10'3</td> <td></td> </tr> <tr> <td>Below</td> <td>Media Room</td> <td>29'7 x 17'3</td> <td></td> </tr> <tr> <td>Below</td> <td>Recreation Room</td> <td>16'0 x 13'2</td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Bathrooms	Main	Living Room	16'6 x 13'8	Floor #Pcs	Main	Dining Room	14'3 x 13'8	Main 2	Main	Kitchen	16'9 x 16'5	Above 6	Main	Eating Area	15'6 x 10'6	Above 3	Main	Office	16'1 x 10'2	Above 4	Main	Laundry	11'9 x 11'2	Below 4	Main	Foyer	10'5 x 8'2		Above	Primary Bedroom	13'11 x 13'9		Above	Walk-In Closet	14'0 x 7'11		Above	Bedroom	18'3 x 10'9		Above	Bedroom	15'6 x 10'3		Below	Media Room	29'7 x 17'3		Below	Recreation Room	16'0 x 13'2		
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Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 15	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:																																																								
Listing Broker(s): Bellevue Realty Group																																																										

Full video tour at www.ericchristiansen.com

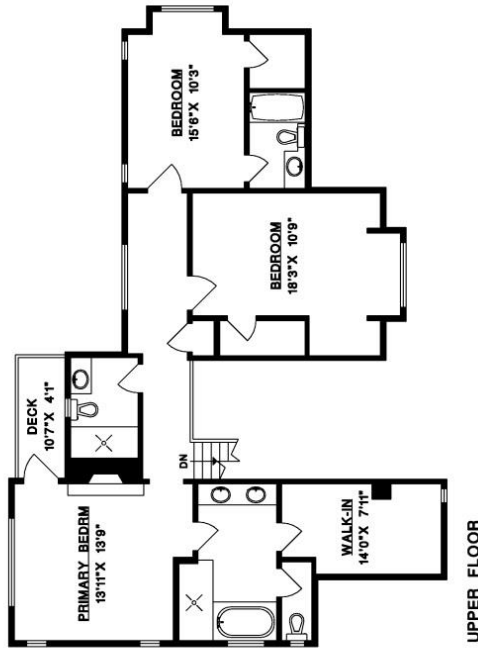
All information contained herein is deemed to be accurate but should not be relied upon without verification.



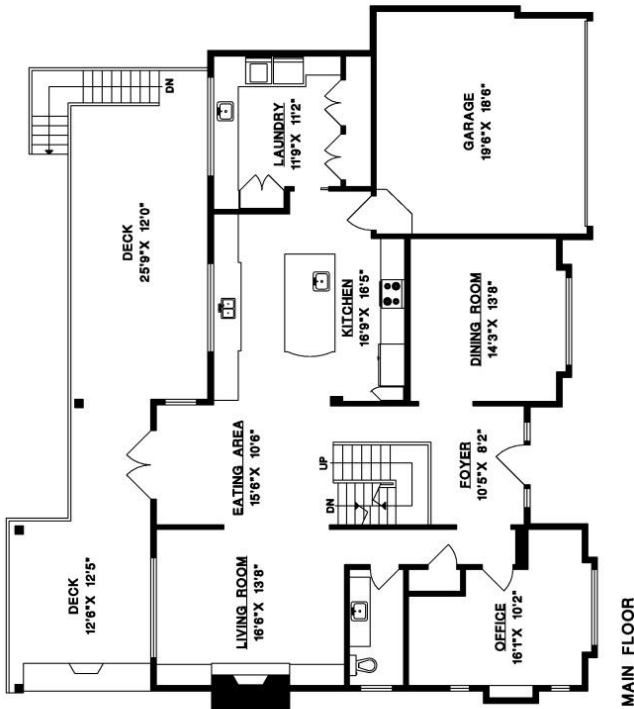
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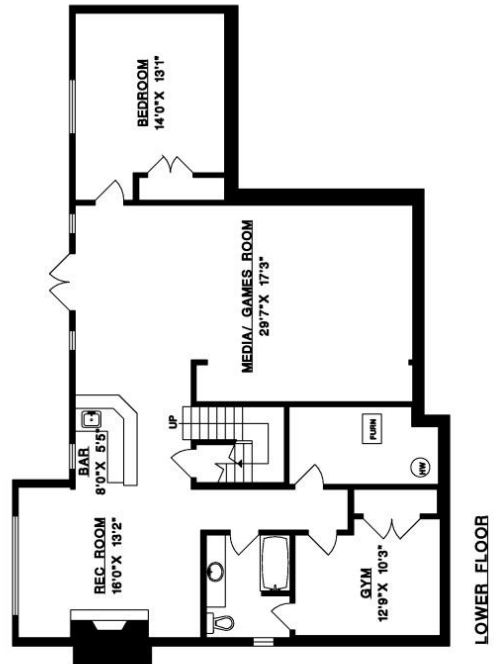
BRG



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

1830 ST. DENIS ROAD
WEST VANCOUVER

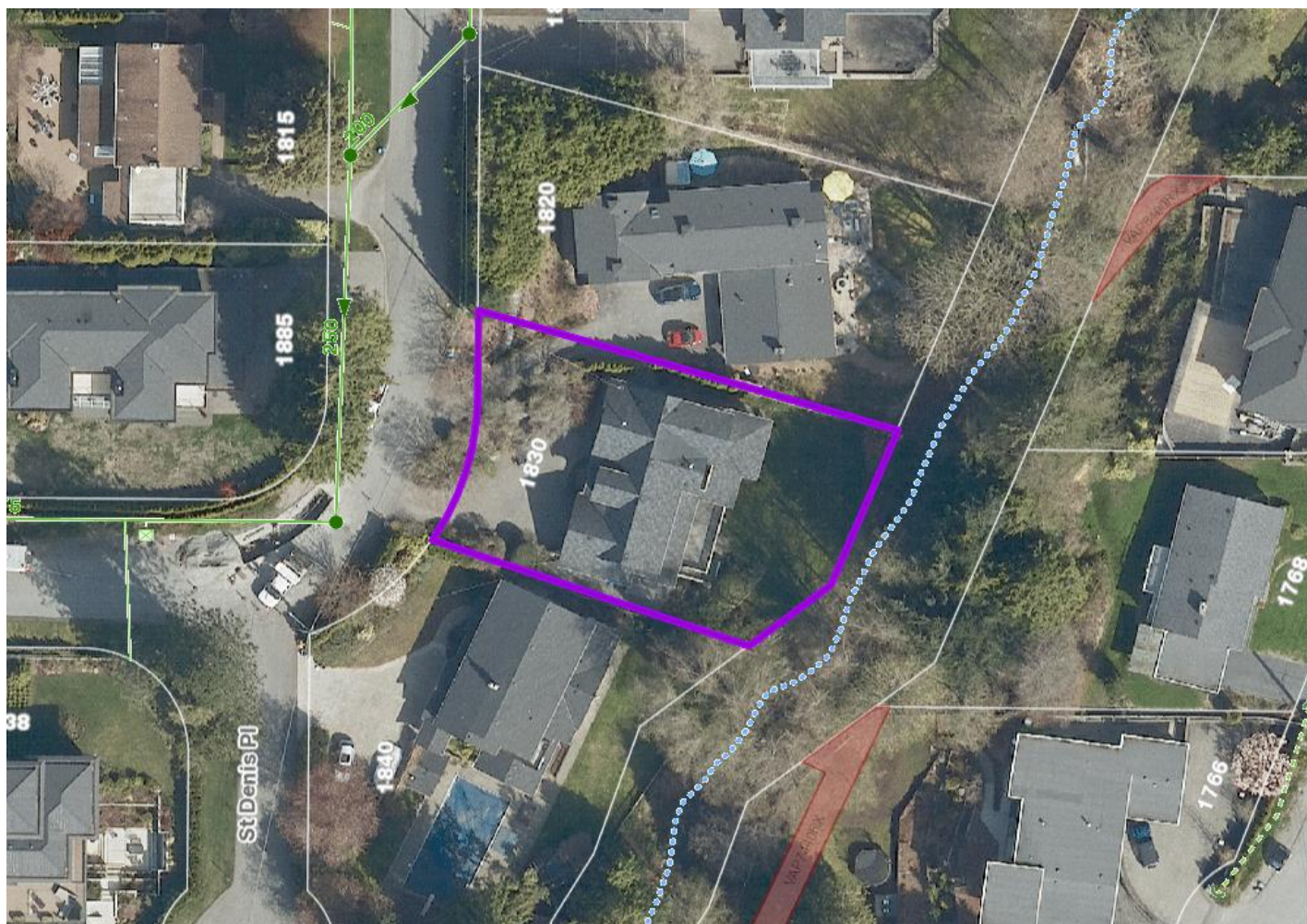
MAIN FLOOR 1,636 SQ.FT.
 UPPER FLOOR 1,241 SQ.FT.
 LOWER FLOOR 1,602 SQ.FT.
TOTAL 4,479 SQ.FT.
 GARAGE 380 SQ.FT.
 DECKS 647 SQ.FT.



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