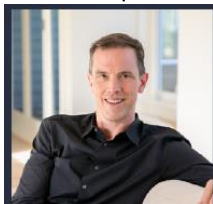




2478 Ottawa Avenue Offered at \$5,198,000

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
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2900485
 Board: V
 House/Single Family

2478 OTTAWA AVENUE

West Vancouver
 Dundarave
 V7V 2T1

Residential Detached

\$5,198,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$5,198,000**
 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: **\$22,158.11**
 Lot Area (sq.ft.): **10,075.00** Rear Yard Exp: **South** For Tax Year: **2024**
 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		
Flr 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

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



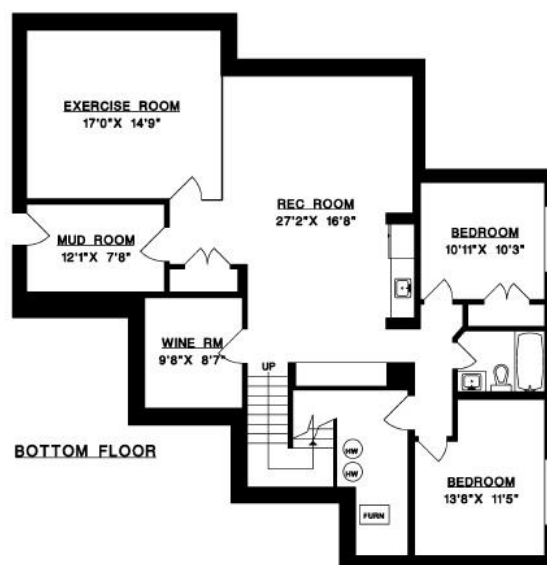
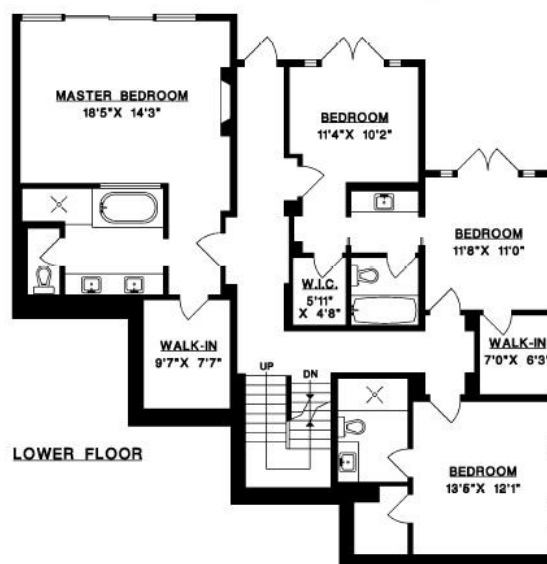
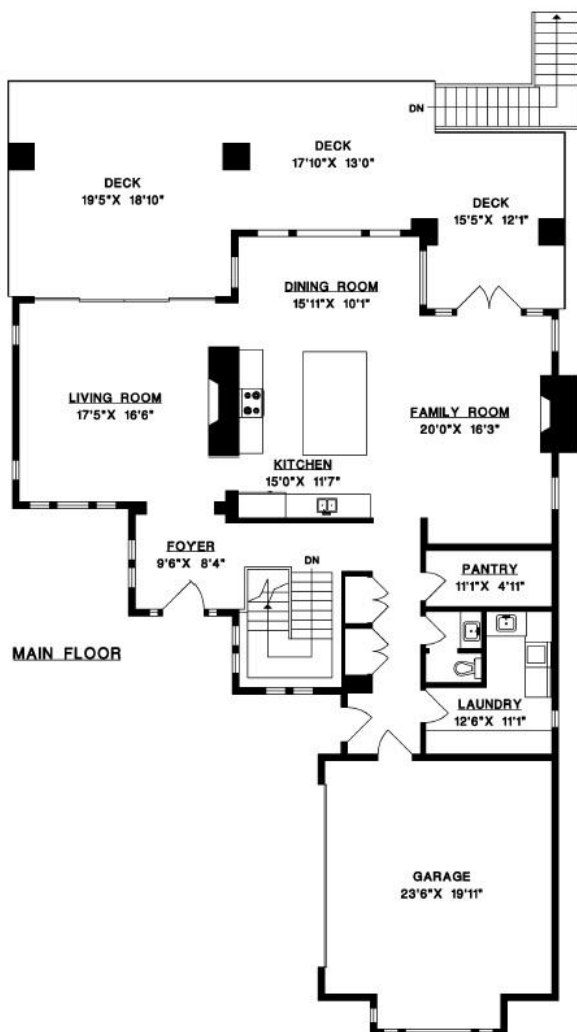
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2478 OTTAWA AVENUE
WEST VANCOUVER

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



1" = 8'
SCALE

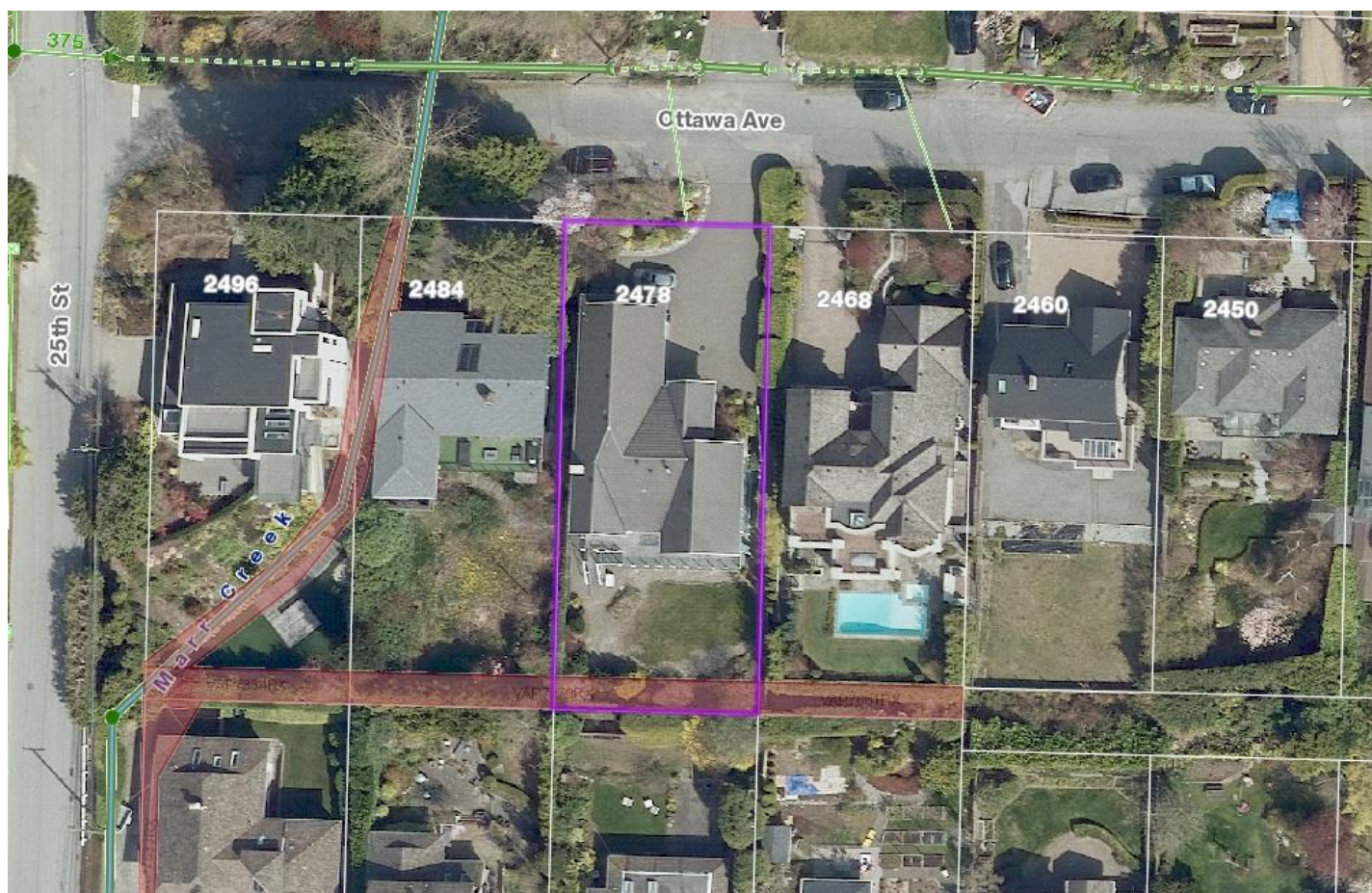
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Measure Masters Northwest
604 929-8229



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