

2878 Bellevue Avenue Offered at \$14,998,000

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.



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

Active
R2922615
 Board: V
 House/Single Family

2878 BELLEVUE AVENUE
 West Vancouver
 Altamont
 V7V 1E8

Residential Detached
\$14,998,000 (LP)
 (SP) 



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet): **52.50**
 Frontage(metres): **16.00**
 Depth / Size: **225.50 IRR**
 Lot Area (sq.ft.): **11,851.00**
 Lot Area (acres): **0.27**
 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**

If new, GST/HST inc?:
 Bedrooms: **4**
 Bathrooms: **5**
 Full Baths: **4**
 Half Baths: **1**
 Rear Yard Exp: **Southwest**
 P.I.D.: **011-240-521**

Original Price: **\$14,998,000**
 Approx. Year Built: **2016**
 Age: **8**
 Zoning: **RS4**
 Gross Taxes: **\$67,766.43**
 For Tax Year: **2024**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Glass, Stone, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **4** Parking Access: **Front**
 Parking: **Garage; Double, Visitor Parking**
 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 A, BLOCK 28/29, PLAN VAP5136, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, FORESHORE ENCROACHMENT SEE ROLL #07-0048-001-000**

Amenities:

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

| Finished Floor (Main): | 2,450 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
|----------------------------|-----------------------|-------|-----------------|--------------|-------|------|------------|-----------|------|
| Finished Floor (Above): | 1,538 | Main | Living Room | 17'11 x 17'4 | | | x | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 14'7 x 12'8 | | | x | Main | 2 |
| Finished Floor (Below): | 208 | Main | Kitchen | 16'10 x 16'4 | | | x | Main | 3 |
| Finished Floor (Basement): | 0 | Main | Family Room | 14'0 x 13'1 | | | x | Above | 5 |
| Finished Floor (Total): | 4,196 sq. ft. | Main | Bedroom | 12'9 x 12'7 | | | x | Above | 4 |
| Unfinished Floor: | 0 | Main | Foyer | 10'1 x 9'11 | | | x | Above | 3 |
| Grand Total: | 4,196 sq. ft. | Main | Laundry | 7'11 x 7'3 | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Primary Bedroom | 16'2 x 14'9 | | | x | | |
| Suite: | | Above | Walk-In Closet | 13'1 x 10'1 | | | x | | |
| Basement: None | | Above | Bedroom | 14'4 x 14'4 | | | x | | |
| Crawl/Bsm. Height: | # of Levels: 3 | Above | Bedroom | 14'7 x 12'3 | | | x | | |
| # of Kitchens: 1 | # of Rooms: 12 | Below | Utility | 27'10 x 7'6 | | | x | | |
| | | | | x | | | x | | |

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions:

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.



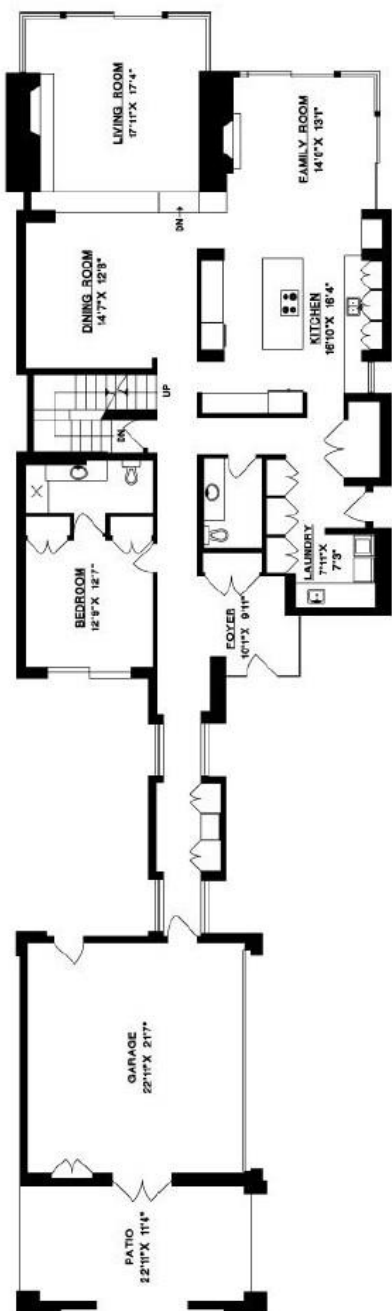
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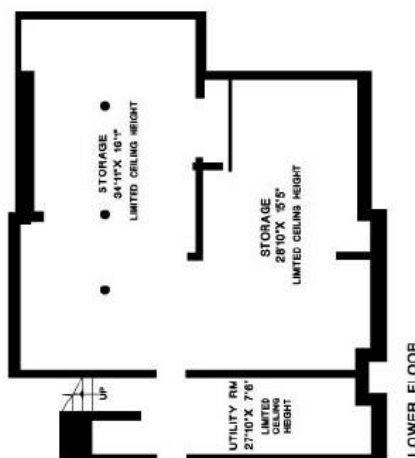
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2878 BELLEVUE AVENUE

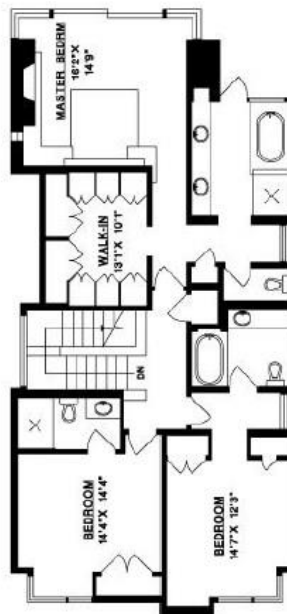
| | | | |
|--------------|----------------------|-------------|---------------|
| MAIN FLOOR | 2,450 SQ. FT. | CRAWL SPACE | 1,277 SQ. FT. |
| UPPER FLOOR | 1,538 SQ. FT. | GARAGE | 569 SQ. FT. |
| LOWER FLOOR | 208 SQ. FT. | PATIO | 257 SQ. FT. |
| TOTAL | 4,196 SQ. FT. | | |



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR



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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



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