



1138 Eyremount Drive Offered at \$4,998,000

The views from this completely renovated British Properties home are second to none spanning, unobstructed, from Grouse Mountain to the Gulf Islands. Features of this completely renovated 2 level home include a spacious 3,344 sq. ft. of living space, high ceilings and an open plan. The main floor boasts a huge living/dining/kitchen area, primary suite and bedroom or den. The lower level is an additional 2 bedrooms, 2 bathrooms and a huge games/rec room area. Enjoy gently sloping driveway and south facing, sundrenched pool and back yard of this 17,113 sq. ft. property. Incredible value in this prestigious neighborhood.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

Active
R2855095
 Board: V
 House/Single Family

1138 EYREMOUNT DRIVE

West Vancouver
 British Properties
 V7S 2C5

Residential Detached

\$4,998,000 (LP)(SP) 

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$5,428,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
 Frontage(feet): **114.24** Bathrooms: **4** Age: **51**
 Frontage(metres): **34.82** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **153.14** Half Baths: **1** Gross Taxes: **\$12,700.89**
 Lot Area (sq.ft.): **17,113.00** Rear Yard Exp: **South** For Tax Year: **2023**
 Lot Area (acres): **0.39** P.I.D.: **007-823-924** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: _____
 View: **Yes: panoramic city & water**
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Brick, Wood** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Renovations: **Completely** Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 # of Fireplaces: **2** R.I. Fireplaces: _____ Property Disc.: **Yes**
 Fireplace Fuel: **Natural Gas** Rain Screen: _____ Fixtures Leased: **No**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** Metered Water: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing: _____ Fixtures Rmvd: _____
 Type of Roof: **Asphalt** Floor Finish: **Hardwood, Tile**

Legal: **LOT 27, BLOCK 41, PLAN VAP14433, DISTRICT LOT CE 16, NEW WESTMINSTER LAND DISTRICT**Amenities: **Air Cond./Central, Pool; Outdoor**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,672	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	21'0 x 16'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 13'1			x	Main 2
Finished Floor (Below):	1,672	Main	Kitchen	18'3 x 15'11			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	12'11 x 12'6			x	Below 5
Finished Floor (Total):	3,344 sq. ft.	Main	Walk-In Closet	9'4 x 7'6			x	Below 4
Unfinished Floor:	0	Main	Bedroom	11'3 x 11'2			x	
Grand Total:	3,344 sq. ft.	Main	Foyer	8'0 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	20'9 x 15'7			x	
Suite:		Below	Games Room	22'2 x 17'3			x	
Basement: None		Below	Bedroom	14'10 x 11'0			x	
		Below	Walk-In Closet	8'9 x 6'5			x	
		Below	Bedroom	11'7 x 10'10			x	
		Below	Laundry	8'6 x 7'0			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
 # of Kitchens: **1** # of Rooms: **13** MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
 ByLaw Restrictions: _____

Listing Broker(s): **Bellevue Realty Group**Full video tour at www.ericchristiansen.com

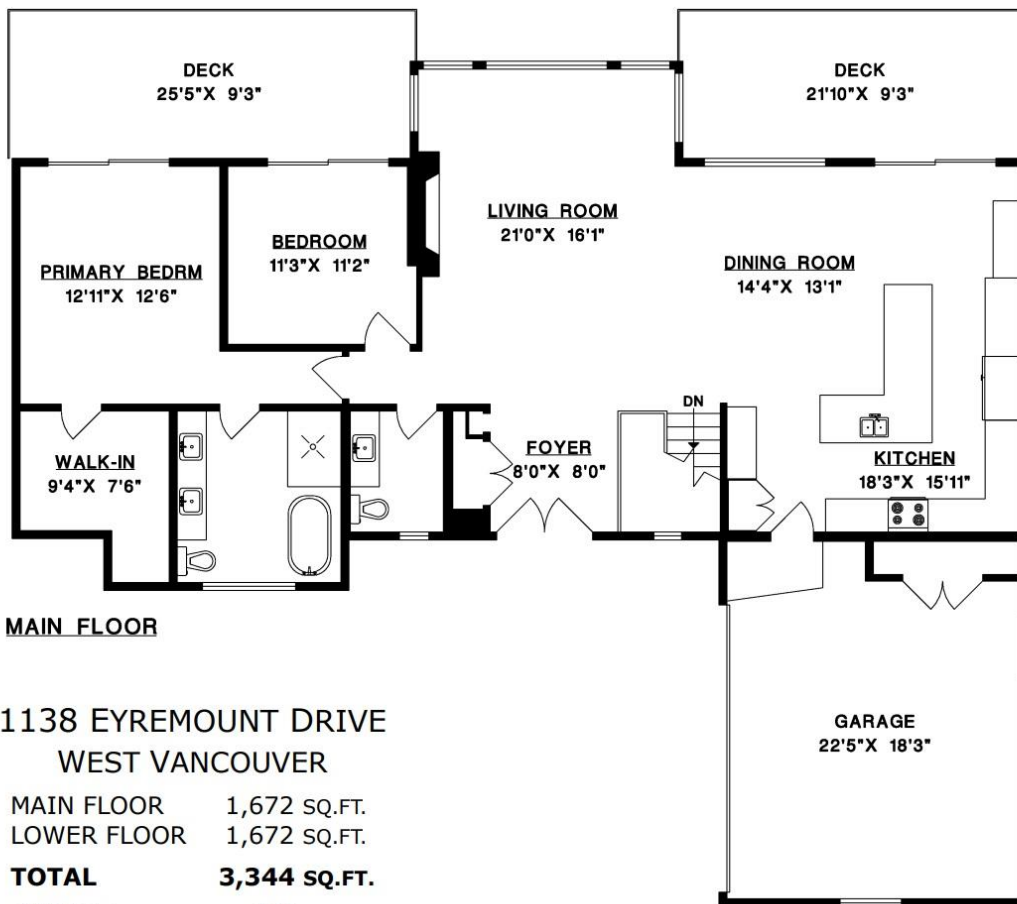
All information contained herein is deemed to be accurate but should not be relied upon without verification.



ERIC CHRISTIANSEN
 GROUP
 eric@ericchristiansen.com

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

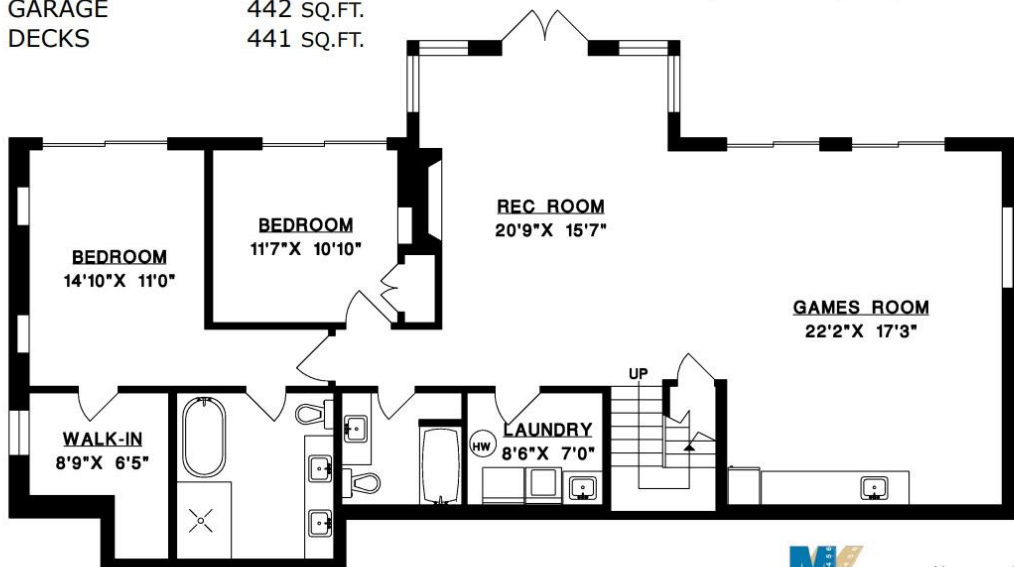
BRG



MAIN FLOOR

1138 EYREMOUNT DRIVE
WEST VANCOUVER

MAIN FLOOR	1,672 SQ.FT.
LOWER FLOOR	1,672 SQ.FT.
TOTAL	3,344 SQ.FT.
GARAGE	442 SQ.FT.
DECKS	441 SQ.FT.



LOWER FLOOR



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

1138 Eyremount Drive – Renovations

Replaced or installed in 2023:

- New rain screen
- Building wrapped with Tyvek sheet
- Siding (stones and hardy board)
- Soffits
- Gutters
- Insulation bath for walls & spray foam for ceiling
- 5/8 inch drywall
- Sound bar for ceiling
- Baseboards and casings
- Ventilation & HRV systems, heat pumps (2 high efficiency units)
- Doors, windows and hardware
- Plumbing
- Electrical (wiring and lighting)
- Gas line
- Security and cameras
- 2 high efficiency fireplaces
- Hot water system with return circulation
- Paint interior and exterior
- Entrance canopy with extended beams
- Flooring (hardwood and tiles)
- Cabinets and countertops
- Bathrooms, faucets and toilets
- Balconies – glass railing inside and outside
- Appliances: Miele fridge and freezer, 48" range, wine cooler, microwave one, 2 dishwashers, washer and dryer



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