



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
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2876127
 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: **\$4,998,000**
 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**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: **Completely** Reno. Year: **2023** Property Disc.: **Yes**
 # of Fireplaces: **2** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Natural Gas** Metered Water: _____
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** 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

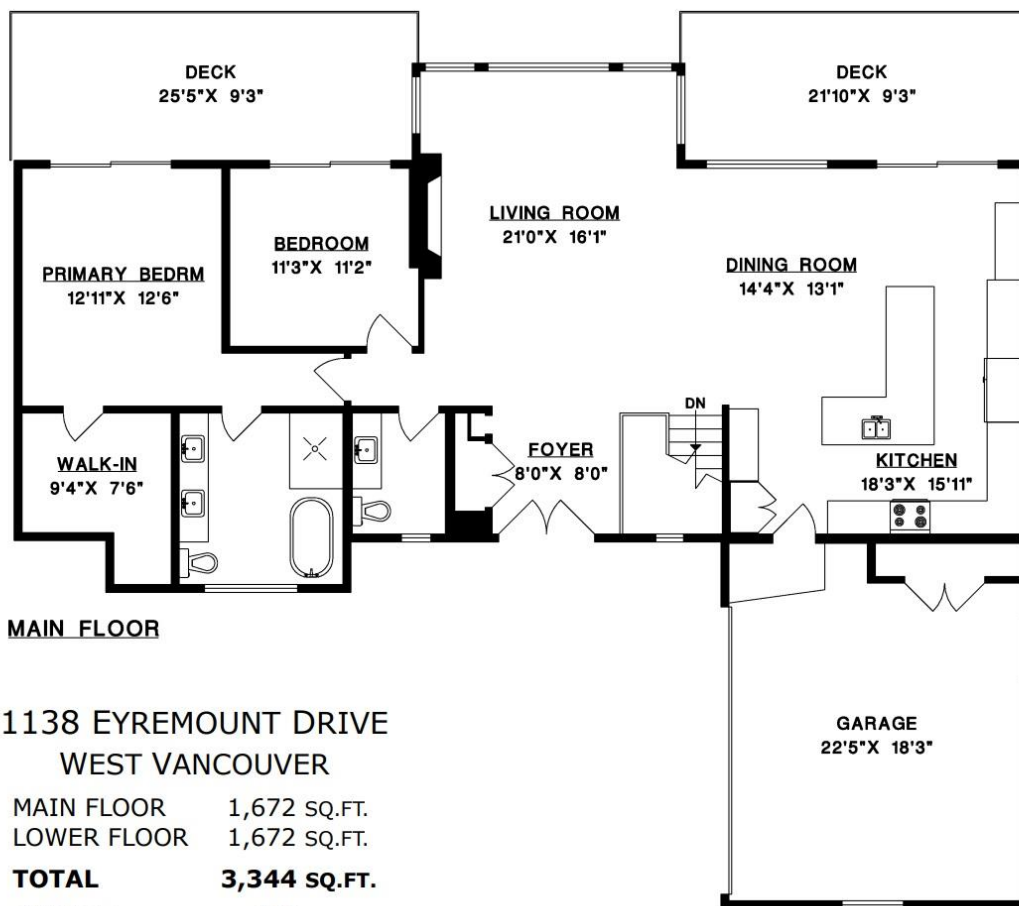
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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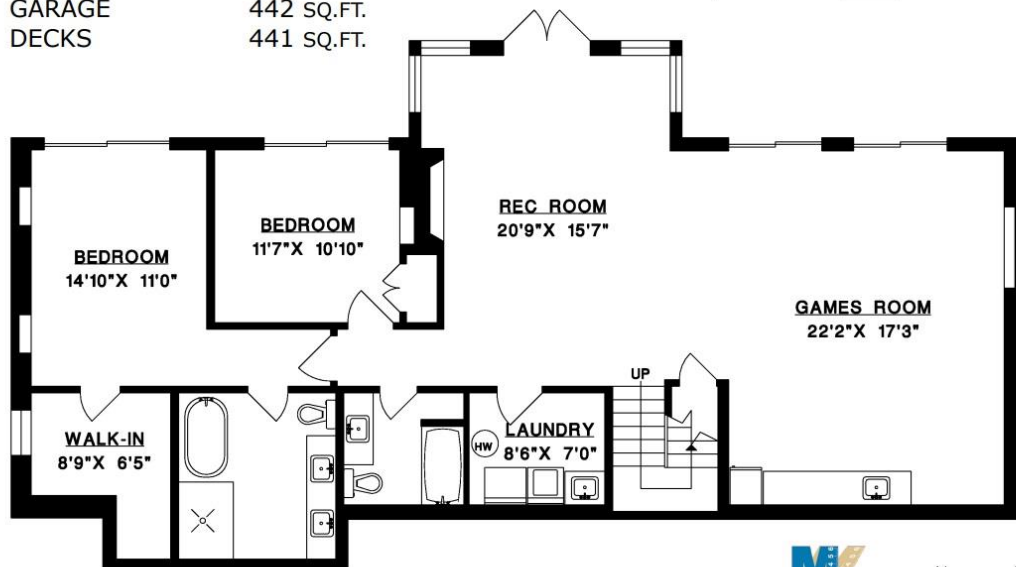
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MAIN FLOOR

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



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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



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