





## 1015 Greenwood Place Offered at \$7,988,000

Presenting an extraordinary residence with design by Craig Chevalier & construction by Bradner Homes. Boasting breathtaking views of the inlet & downtown Vancouver, this home is 6,259 sq. ft. with 4 beds & 7 baths. Features include high ceilings, floor-to-ceiling windows, an open great room floor plan, air-conditioning, smart home technology, elevator rough-in, huge patios, decks, outdoor barbeque area & a sun-drenched pool. The main floor has all the principal rooms, master bedroom & a den, offering convenience & accessibility. The lower two levels include 3 to 4 additional bedrooms, a media room, games room, den, gym & an abundance of amenities that exceed expectations. Exceptional quality & attention to detail shine throughout this magnificent home, on a level 13,069 sq. ft. property.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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

<b>Active</b> <b>R2864568</b> Board: V House/Single Family	<b>1015 GREENWOOD PLACE</b> West Vancouver British Properties V7S 1X9	Residential Detached <b>\$7,988,000</b> (LP) (SP) 
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>104.80</b> Frontage(metres): <b>31.94</b> Depth / Size: <b>142.56 IRR</b> Lot Area (sq.ft.): <b>13,069.00</b> Lot Area (acres): <b>0.30</b> Flood Plain: View: <b>Yes: city and water views</b> Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b>	If new, GST/HST inc?: Bedrooms: <b>4</b> Bathrooms: <b>7</b> Full Baths: <b>5</b> Half Baths: <b>2</b> Rear Yard Exp: <b>Southeast</b> P.I.D.: <b>005-117-763</b>
Original Price: <b>\$7,988,000</b> Approx. Year Built: <b>2022</b> Age: <b>2</b> Zoning: <b>RS3</b> Gross Taxes: <b>\$34,652.64</b> For Tax Year: <b>2023</b> Tax Inc. Utilities?: Tour: <b>Virtual Tour URL</b>	Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Brick, Stucco, Wood</b> Foundation: <b>Concrete Perimeter</b>  Renovations: # of Fireplaces: <b>1</b> R.I. Fireplaces: Fireplace Fuel: <b>Natural Gas</b> Fuel/Heating: <b>Forced Air, Natural Gas, Radiant</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Torch-On</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Driveway Finish: <b>Concrete</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year: Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>
Legal: <b>LOT 28, BLOCK 38, PLAN VAP9394, DISTRICT LOT CE #2, NEW WESTMINSTER LAND DISTRICT</b>		
Amenities: <b>Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub</b>		
Site Influences: <b>Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby</b>		
Features: <b>Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool</b>		
Finished Floor (Main): <b>2,485</b> Finished Floor (Above): <b>0</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>1,916</b> Finished Floor (Basement): <b>1,858</b> Finished Floor (Total): <b>6,259sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>6,259sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b> Suite: Basement: <b>Fully Finished</b>	Floor Type Dimensions <b>Main Living Room 20'4 x 17'10</b> <b>Main Dining Room 12'9 x 12'6</b> <b>Main Kitchen 24'4 x 10'9</b> <b>Main Pantry 8'0 x 6'11</b> <b>Main Primary Bedroom 16'5 x 15'10</b> <b>Main Walk-In Closet 18'4 x 6'11</b> <b>Main Office 14'4 x 11'5</b> <b>Main Foyer 11'3 x 8'2</b> <b>Below Flex Room 18'4 x 13'0</b> <b>Below Bedroom 18'8 x 12'4</b> <b>Below Bedroom 15'10 x 11'9</b> <b>Below Bedroom 15'7 x 12'10</b> <b>Below Laundry 16'4 x 9'10</b>	Floor Type Dimensions Bathrooms #Pcs <b>Bsmt Media Room 24'4 x 20'4 Floor 6</b> <b>Bsmt Recreation Room 18'9 x 17'2 Main 2</b> <b>Bsmt Gym 19'11 x 13'4 Main 2</b> <b>Below Utility 24'1 x 5'2 Below 4</b> <b>Below 4</b> <b>Below 3</b> <b>Below 2</b> <b>Bsmt 3</b>
Crawl/Bsmt. Height: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>17</b>	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Listing Broker(s): <b>Bellevue Realty Group</b>		

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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

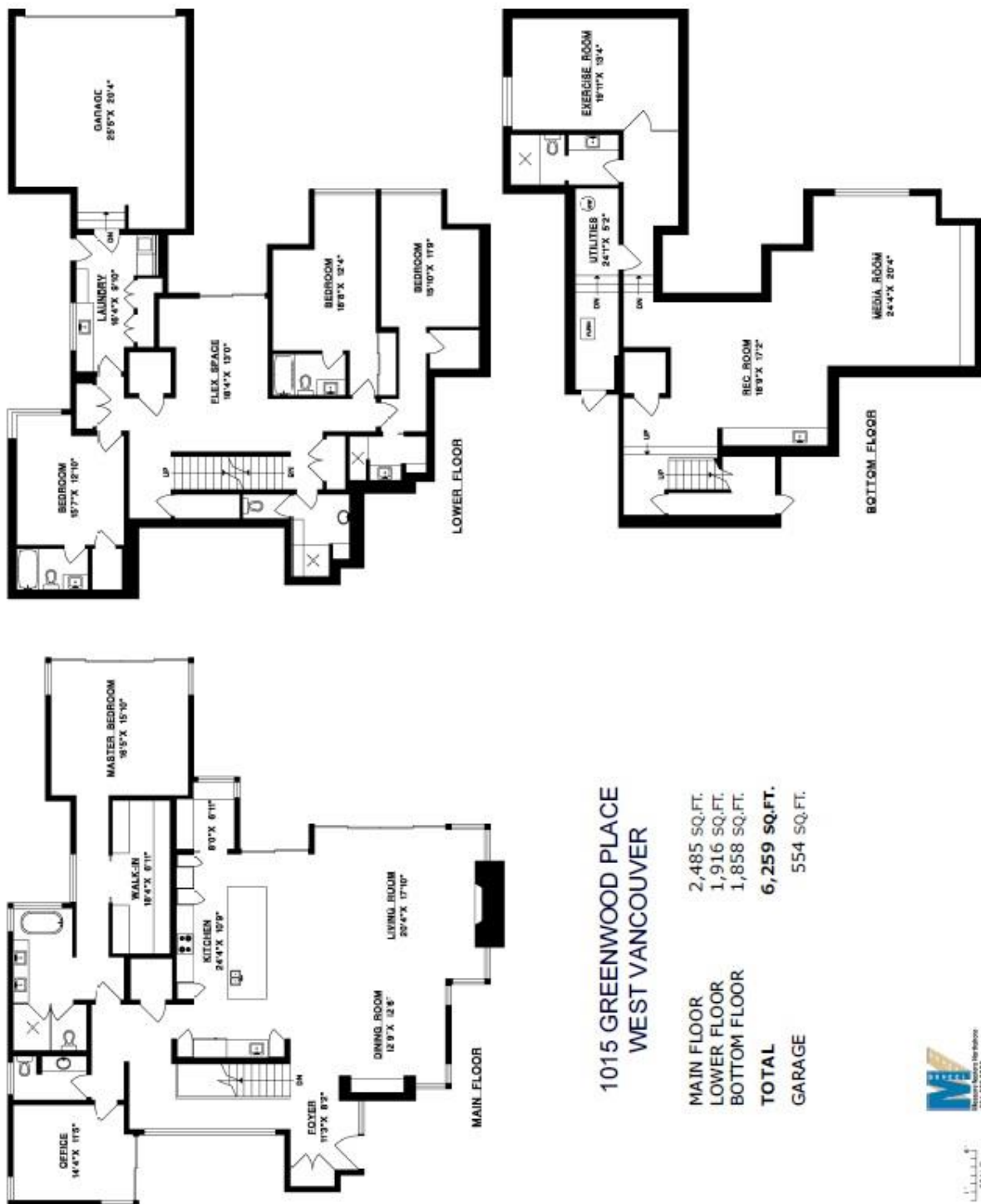


**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



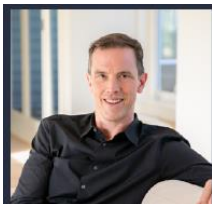


5211 F



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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