





865 Andover Crescent Offered at \$4,928,000

This luxurious West Coast style home is situated on a 15,959 sq. ft. property in prestigious British Properties. Features include soaring timber frame ceilings, spacious principal rooms and an exceptional level of quality. Enjoy partial city and mountain views from huge windows overlooking manicured gardens. Offering 6 bedrooms, 4 bathrooms and 4,153 sq. ft. of living space on 3 levels. A stunning home from the gated driveway to terraced back yard with beautiful water feature. There is also a second driveway perfect for sport court or additional boat or RV parking.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

Active R2867807 Board: V House/Single Family	865 ANDOVER CRESCENT West Vancouver British Properties V7S 1Y5	Residential Detached \$4,928,000 (LP) (SP) 
	Sold Date: Meas. Type: Feet Frontage(feet): 143.01 Frontage(metres): 43.59 Depth / Size: 128 IRR Lot Area (sq.ft.): 15,949.00 Lot Area (acres): 0.37 Flood Plain: View: Yes: mountain & city Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal	If new, GST/HST inc?: Bedrooms: 6 Bathrooms: 4 Full Baths: 4 Half Baths: 0 Rear Yard Exp: Southwest P.I.D.: 009-675-361 Original Price: \$4,928,000 Approx. Year Built: 2011 Age: 13 Zoning: RS3 Gross Taxes: \$14,657.96 For Tax Year: 2023 Tax Inc. Utilities?: Tour: Virtual Tour URL
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 3 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Metal	Total Parking: 6 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: Tile, Wall/Wall/Mixed	
Legal: LOT 25, BLOCK 38, PLAN VAP9394, DISTRICT LOT CE #2, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Amenities: Air Cond./Central		
Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby		
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave		
Finished Floor (Main): 1,867 Finished Floor (Above): 1,188 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,098 Finished Floor (Basement): 0 Finished Floor (Total): 4,153 sq. ft. Unfinished Floor: 347 Grand Total: 4,500 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Basement: None	Floor Type Dimensions Main Living Room 17'8 x 15'5 Main Dining Room 12'6 x 10'2 Main Kitchen 12'6 x 11'2 Main Family Room 19'2 x 14'8 Main Bedroom 14'1 x 11'11 Main Den 9'0 x 8'5 Main Laundry 8'5 x 6'4 Main Storage 7'2 x 5'1 Main Foyer 16'3 x 7'0 Above Primary Bedroom 14'9 x 14'0 Above Walk-In Closet 11'6 x 10'6 Above Bedroom 14'11 x 12'8 Above Bedroom 11'11 x 13'6	Floor Type Dimensions Bathrooms Below Recreation Room 26'11 x 15'9 Floor #Pcs Below Bar Room 9'10 x 5'3 Main 3 Below Bedroom 13'2 x 13'1 Above 5 Below Bedroom 12'9 x 8'6 Above 7 Below Storage 5'5 x 5'4 Below 3 x x x x x x x x x
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 18	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: 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.



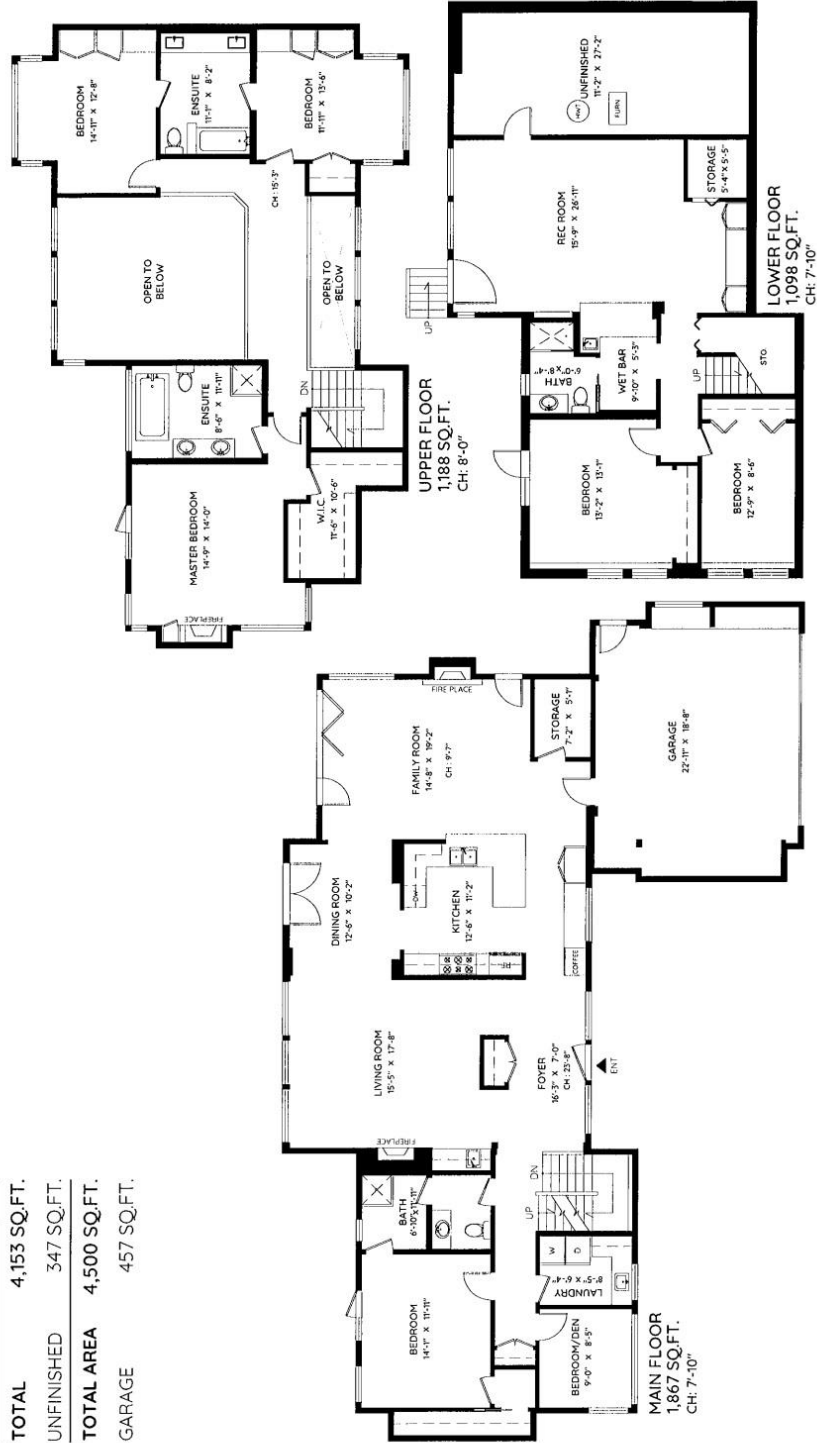
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BRG

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WEST VANCOUVER, BC

MAIN	1,867 SQ.FT.
UPPER	1,188 SQ.FT.
LOWER	1,098 SQ.FT.
TOTAL	4,153 SQ.FT.
UNFINISHED	347 SQ.FT.
TOTAL AREA	4,500 SQ.FT.
GARAGE	457 SQ.FT.



keyplan
PLAN YOUR SPACE

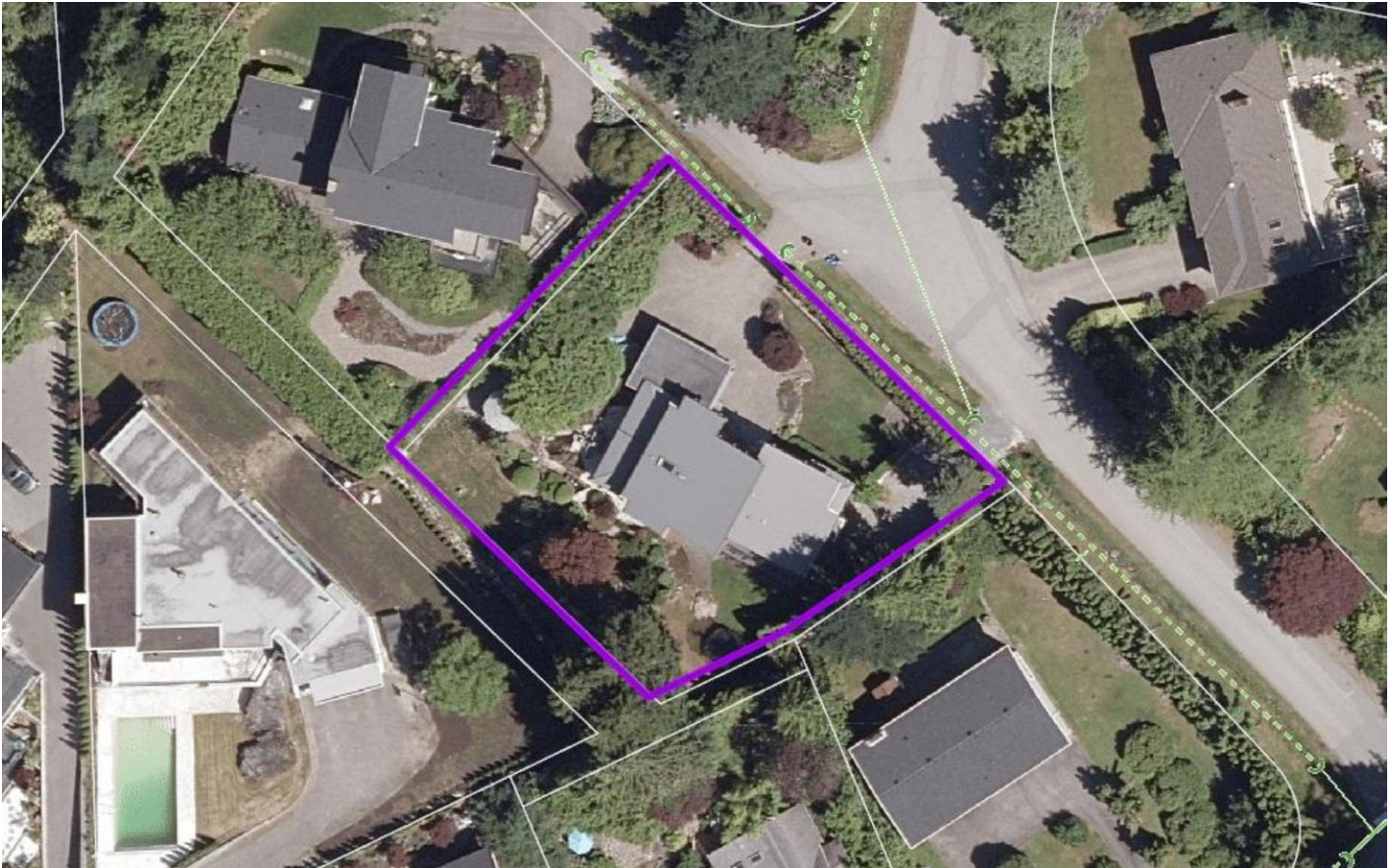
The floor plan and the measurements are approximate and are to be used for advertising usage only.
Not suitable for architectural or construction. E&O Insured.



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