



2965 Rosebery Avenue Offered at \$5,480,000

Nestled in Altamont's sunniest and most private location, this stunning post-and-beam home has been meticulously upgraded. Featured in Western Living, it boasts a gourmet kitchen with quartz countertops, Miele & Sub-Zero appliances, and a spacious center island for entertaining. The master ensuite offers radiant heated limestone and modern décor. The cable lighting enhances the massive center skylight. This West Coast gem epitomizes seamless indoor/outdoor living. Situated on an enormous 18,000 sq.ft. lot, it guarantees unmatched privacy and includes 4 bedrooms, 4 bathrooms, a family room, a rec. room, a gym, and 4,267 sq.ft. of living space across 2 levels. Steps away from West Bay Elementary School.





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Active
R2919926
 Board: V
 House/Single Family

2965 ROSEBERY AVENUE
 West Vancouver
 Altamont
 V7V 3A5

Residential Detached
\$5,480,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$5,480,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1956**
 Frontage(feet): **93.72** Bathrooms: **4** Age: **68**
 Frontage(metres): **28.57** Full Baths: **3** Zoning: **RS2**
 Depth / Size: **190.87 IRR** Half Baths: **1** Gross Taxes: **\$15,486.21**
 Lot Area (sq.ft.): **17,954.00** Rear Yard Exp: **North** For Tax Year: **2024**
 Lot Area (acres): **0.41** P.I.D.: **002-413-701** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: water and city**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Completely**
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year: **2014**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Asphalt**
 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 C, BLOCK A, PLAN VAP9182, DISTRICT LOT 815, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 6**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,228	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'0 x 23'5	Below	Storage	14'3 x 6'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'2 x 15'7	Below	Storage	9'4 x 6'11	Main 5
Finished Floor (Below):	2,039	Main	Kitchen	25'3 x 11'8	Below	Utility	12'9 x 3'5	Main 2
Finished Floor (Basement):	0	Main	Family Room	17'7 x 17'4	Below	Foyer	9'6 x 7'8	Below 4
Finished Floor (Total):	4,267 sq. ft.	Main	Primary Bedroom	18'1 x 17'1			x	Below 4
Unfinished Floor:	0	Main	Laundry	11'6 x 8'10			x	
Grand Total:	4,267 sq. ft.	Below	Bedroom	19'0 x 16'8			x	
		Below	Walk-In Closet	10'3 x 5'5			x	
		Below	Bedroom	14'1 x 11'6			x	
		Below	Bedroom	14'1 x 11'6			x	
		Below	Recreation Room	25'4 x 11'11			x	
		Below	Gym	11'10 x 9'4			x	
		Below	Storage	14'3 x 8'0			x	

Suite:
 Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **17**

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

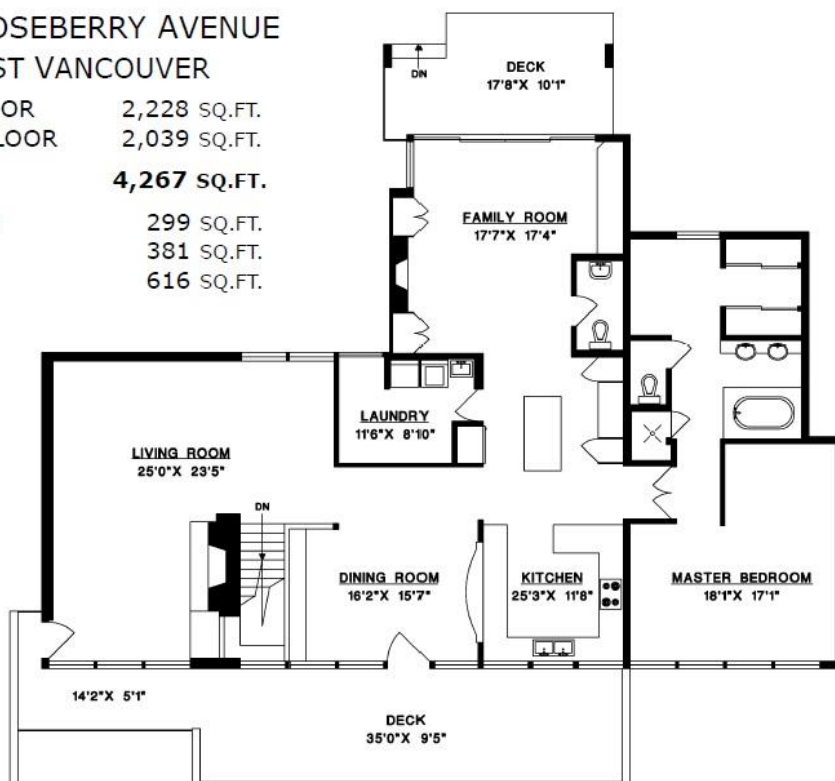


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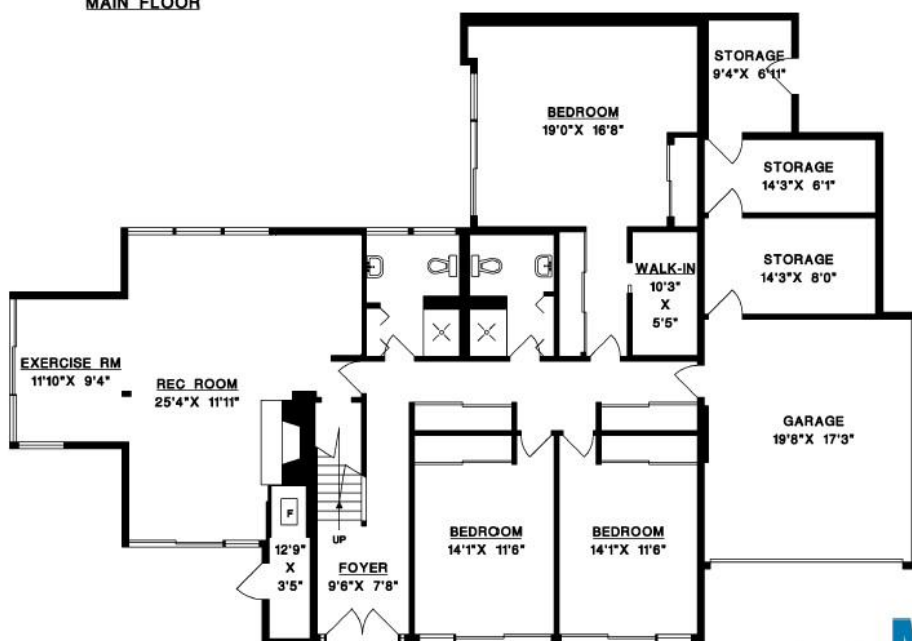
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2965 ROSEBERRY AVENUE
WEST VANCOUVER

MAIN FLOOR	2,228 SQ.FT.
LOWER FLOOR	2,039 SQ.FT.
TOTAL	4,267 SQ.FT.
STORAGE	299 SQ.FT.
GARAGE	381 SQ.FT.
DECK	616 SQ.FT.



MAIN FLOOR



LOWER FLOOR



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2965 Rosebery Avenue – Features & Improvements

Exterior:

- New gate c/w with in-ground motors, keypad, doorbell, camera, LED lighting, and stylish mailbox.
- Address monument with LED lighting at the entrance.
- Paving stone at driveway entrance.
- Replaced shingled Duroid roof section (2023)

Interior:

Bathrooms – Fully Renovated:

- All-new tiles and drains in showers.
- Stylish new shower doors.
- Modern vanities, countertops, and sinks.
- Hansgrohe plumbing fixtures throughout.
- New toilets and a luxurious new tub.
- LED mirror in the master ensuite.
- Glass closet doors and shelving in lower-level washrooms.

Kitchen – Contemporary and Functional:

- Sleek new quartz countertops with a beautiful marble island top.
- Brand-new, high-end kitchen appliances.
- Stunning new backsplash.
- New LED track lighting fixtures.
- New kitchen sink, faucet, and garbage disposal.

Laundry Room – Fully Renovated:

- New tiles throughout.
- Wall and overhead cabinets for added storage.
- New sink, faucet, quartz countertop, and backsplash.
- New LED lighting to brighten the space.
- Brand-new washer and dryer.



Additional Interior Updates:

- New quartz countertop in the den.
- New carpet in basement bedrooms and black walnut flooring throughout.
- New shelving in all closets for optimal organization.
- Updated door hardware and hinges.
- New roller blinds throughout the home for a sleek, modern look.
- Lutron lighting control system for main lights (remotely operable) and energy-efficient LED pot lights installed.

Entertainment and Comfort:

- New basement bar with a quartz countertop c/w wine fridge – perfect for entertaining.
- Custom millwork cabinet in the basement media center, complete with a Sonos surround sound system for an immersive home theater experience.
- Fully rebuilt staircase with a custom railing for a luxurious, modern touch.

Garage & Storage:

- Custom garage organizer system to optimize storage and organization.

Smart Home Features:

- Whole-home Sonos sound system for music and entertainment in every room.
- New Nest smart thermostats for efficient climate control (remotely operable) and a new circulating pump for heating.
- State-of-the-art alarm system for peace of mind.
- Updated irrigation controller for easy lawn care and maintenance.



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