# B7G

#### **BELLEYUE** Realty Group®











## 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.



**ERIC CHRISTIANSEN** 



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Active

House/Single Family

Renovations:

R2919926 West Vancouver
Board: V Altamont

2965 ROSEBERY AVENUE

West Vancouver
Altamont

Residential Detached

\$5,480,000 (LP)

(SP) M

Sold Date: If new, GST/HST inc?: Original Price: \$5,480,000 Bedrooms: 4 Approx. Year Built: 1956 Meas. Type: Feet Frontage(feet): 93.72 Bathrooms: 4 Age: 3 Frontage(metres): 28.57 Full Baths: Zoning: RS2 Depth / Size: 190.87 IRR Half Baths: 1 Gross Taxes: \$15,486,21 Lot Area (sq.ft.): 17,954.00 For Tax Year: 2024 Rear Yard Exp: North

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

V7V 3A5

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: Stucco Parking: Garage; Double 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: Reno. Year: Property Disc.: Yes

# of Fireplaces: 3 R.I. Fireplaces: Rain Screen: Metered Water: Fixtures Leased: No: Fixtures Leased: No: Fixtures Leased: No: Fixtures Rmvd: No:

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Torch-On 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

2,228 Dimensions Finished Floor (Main): Dimensions Floor Type Bathrooms Finished Floor (Above): Main **Living Room** 25'0 x 23'5 Below 14'3 x 6'1 0 Storage Floor #Pcs 0 Finished Floor (AbvMain2): Main **Dining Room** 16'2 x 15'7 Below Storage 9'4 x 6'11 Main 2 Finished Floor (Below): 2,039 Kitchen 25'3 x11'8 Below Utility 12'9 x 3'5 Main Main Finished Floor (Basement): Main **Family Room** 17'7 x17'4 Below Foyer 9'6 x 7'8 Below Main Primary Bedroom 18'1 x17'1 Below 4,267 sq. ft. Finished Floor (Total): Main Laundry 11'6 x8'10 X 19'0 x16'8 Unfinished Floor: Below Bedroom X Walk-In Closet Grand Total: 4,267 sq. ft. Below 10'3 x5'5 X Below Bedroom 14'1 x11'6 X Below Bedroom 14'1 x11'6 x Fir Area (Det'd 2nd Res): sq. ft. Below Recreation Room 25'4 x11'11 X Suite: Below 11'10 x9'4 Gvm x Basement: None Below Storage 14'3 x8'0 x

Manuf Type: Registered in MHR?: PAD Rental: Crawl/Bsmt. Height: # of Levels: 2 MHR#: CSA/BCE: Maint. Fee:

# of Kitchens: 1 # of Rooms: 17

ByLaw Restrictions:

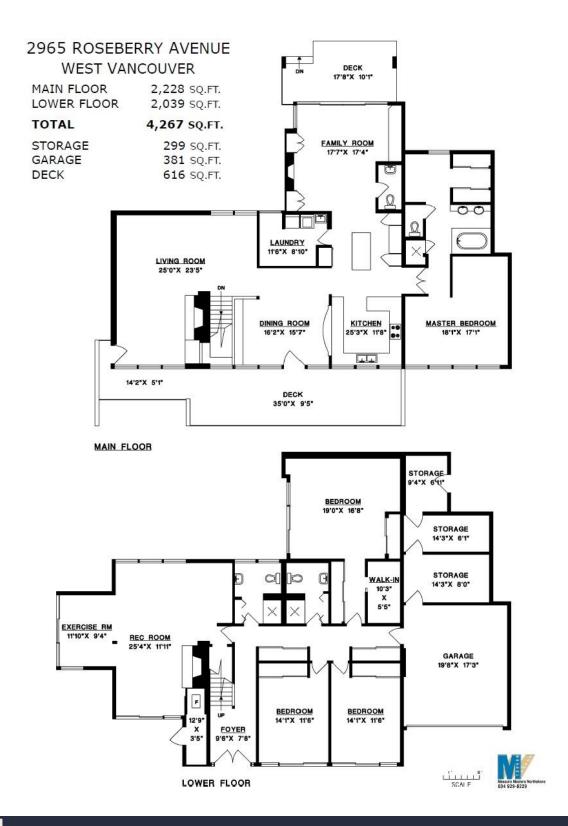
Listing Broker(s): Bellevue Realty Group

Full video tour at www.ericchristiansen.com

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

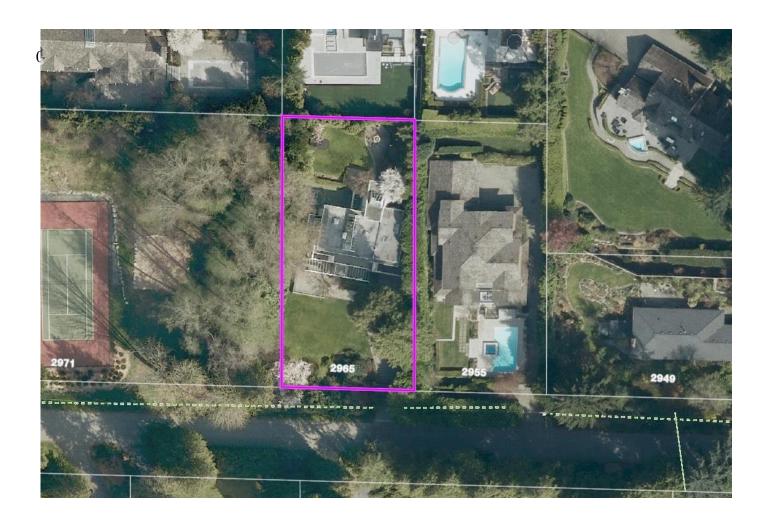


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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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