





## 865 Andover Crescent Offered at \$4,880,000

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

<b>Active</b> <b>R2923170</b> Board: V House/Single Family		<b>865 ANDOVER CRESCENT</b> West Vancouver British Properties V7S 1Y5		Residential Detached <b>\$4,880,000</b> (LP) (SP) 							
		Sold Date:		If new, GST/HST inc?:							
Meas. Type: <b>Feet</b>		Bedrooms: <b>6</b>		Original Price: <b>\$4,880,000</b>							
Frontage(feet): <b>143.01</b>		Bathrooms: <b>4</b>		Approx. Year Built: <b>2011</b>							
Frontage(metres): <b>43.59</b>		Full Baths: <b>4</b>		Age: <b>13</b>							
Depth / Size: <b>128 IRR</b>		Half Baths: <b>0</b>		Zoning: <b>RS3</b>							
Lot Area (sq.ft.): <b>15,949.00</b>		Rear Yard Exp: <b>Southwest</b>		Gross Taxes: <b>\$14,208.59</b>							
Lot Area (acres): <b>0.37</b>		P.I.D.: <b>009-675-361</b>		For Tax Year: <b>2024</b>							
Flood Plain:				Tax Inc. Utilities?:							
View: <b>Yes: mountain &amp; city</b>				Tour: <b>Virtual Tour URL</b>							
Complex/Subdiv:											
First Nation Reserve:											
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>											
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>									
Style of Home: <b>3 Storey</b>		Total Parking: <b>6</b>		Covered Parking: <b>2</b>							
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Double</b>		Parking Access: <b>Front</b>							
Exterior: <b>Wood</b>		Driveway Finish: <b>Paving Stone</b>									
Foundation: <b>Concrete Perimeter</b>		Dist. to Public Transit: <b>Near</b>		Dist. to School Bus: <b>Near</b>							
Renovations:		Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:							
# of Fireplaces: <b>3</b> R.I. Fireplaces:		Property Disc.: <b>Yes</b>									
Fireplace Fuel: <b>Natural Gas</b>		Fixtures Leased: <b>No</b>									
Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b>		Fixtures Rmvd: <b>No</b>									
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		Floor Finish: <b>Tile, Wall/Wall/Mixed</b>									
Type of Roof: <b>Metal</b>											
Legal: <b>LOT 25, BLOCK 38, PLAN VAP9394, DISTRICT LOT CE #2, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>											
Amenities: <b>Air Cond./Central</b>											
Site Influences: <b>Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>											
Features: <b>Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave</b>											
Finished Floor (Main): <b>1,867</b>		Floor Type		Dimensions		Floor Type		Dimensions		Bathrooms	
Finished Floor (Above): <b>1,188</b>		Main Living Room		17'8 x 15'5		Below Recreation Room		26'11 x 15'9		Floor #Pcs	
Finished Floor (AbvMain2): <b>0</b>		Main Dining Room		12'6 x 10'2		Below Bar Room		9'10 x 5'3		Main 3	
Finished Floor (Below): <b>1,098</b>		Main Kitchen		12'6 x 11'2		Below Bedroom		13'2 x 13'1		Above 5	
Finished Floor (Basement): <b>0</b>		Main Family Room		19'2 x 14'8		Below Bedroom		12'9 x 8'6		Above 7	
Finished Floor (Total): <b>4,153sq. ft.</b>		Main Bedroom		14'1 x 11'11		Below Storage		5'5 x 5'4		Below 3	
Unfinished Floor: <b>347</b>		Main Den		9'0 x 8'5				x			
Grand Total: <b>4,500sq. ft.</b>		Main Laundry		8'5 x 6'4				x			
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Main Storage		7'2 x 5'1				x			
Suite: <b>None</b>		Main Foyer		16'3 x 7'0				x			
Basement: <b>None</b>		Above Primary Bedroom		14'9 x 14'0				x			
Crawl/Bsmt. Height: # of Levels: <b>3</b>		Above Walk-In Closet		11'6 x 10'6				x			
# of Kitchens: <b>1</b>		Above Bedroom		14'11 x 12'8				x			
		Above Bedroom		11'11 x 13'6				x			
Manuf Type:		Registered in MHR?:		PAD Rental:							
MHR#:		CSA/BCE:		Maint. Fee:							
ByLaw Restrictions:											
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.



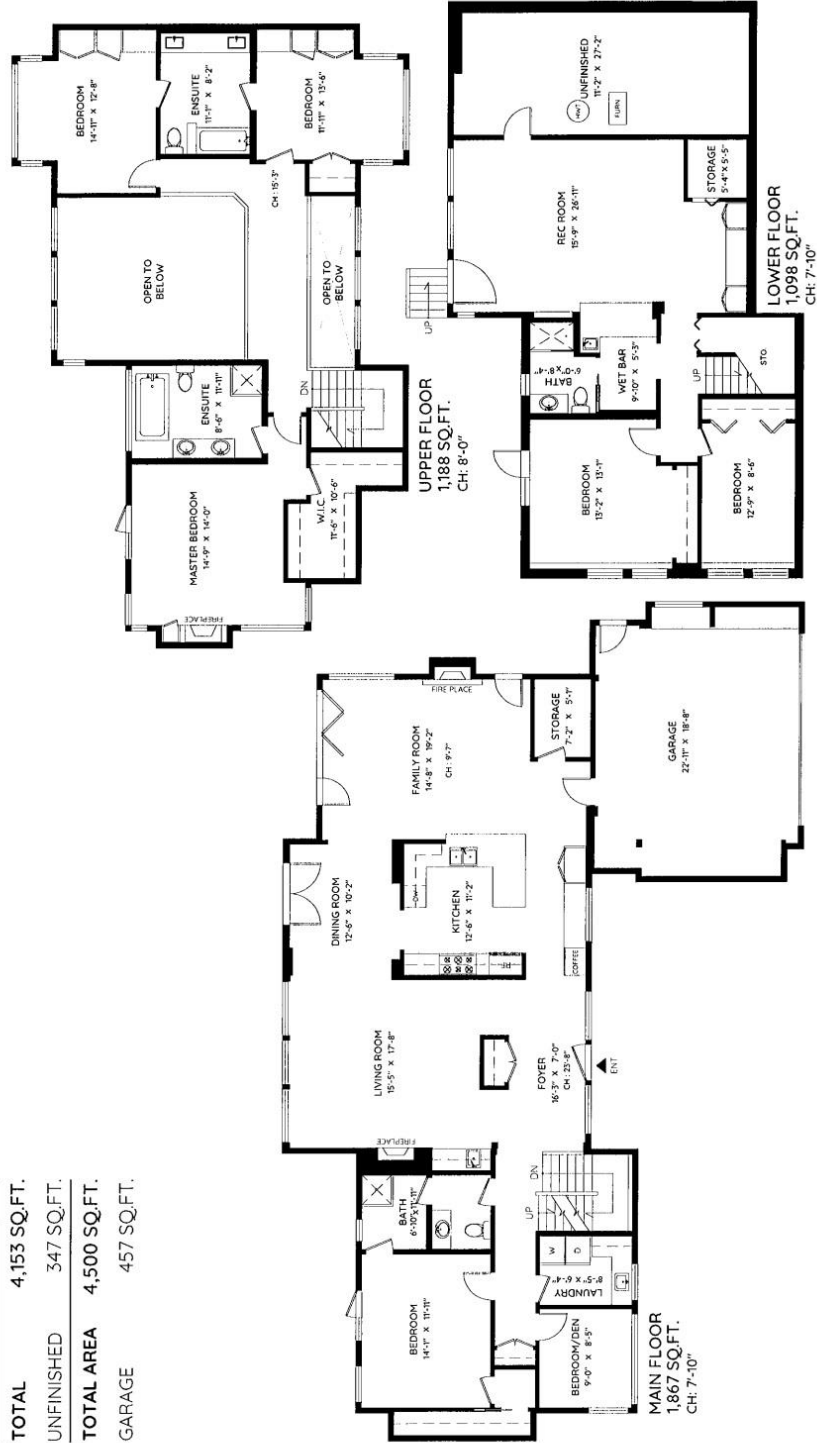
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BRG

**865 ANDOVER CRESCENT**  
WEST VANCOUVER, BC

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



keyplan  
PLAN YOUR SPACE

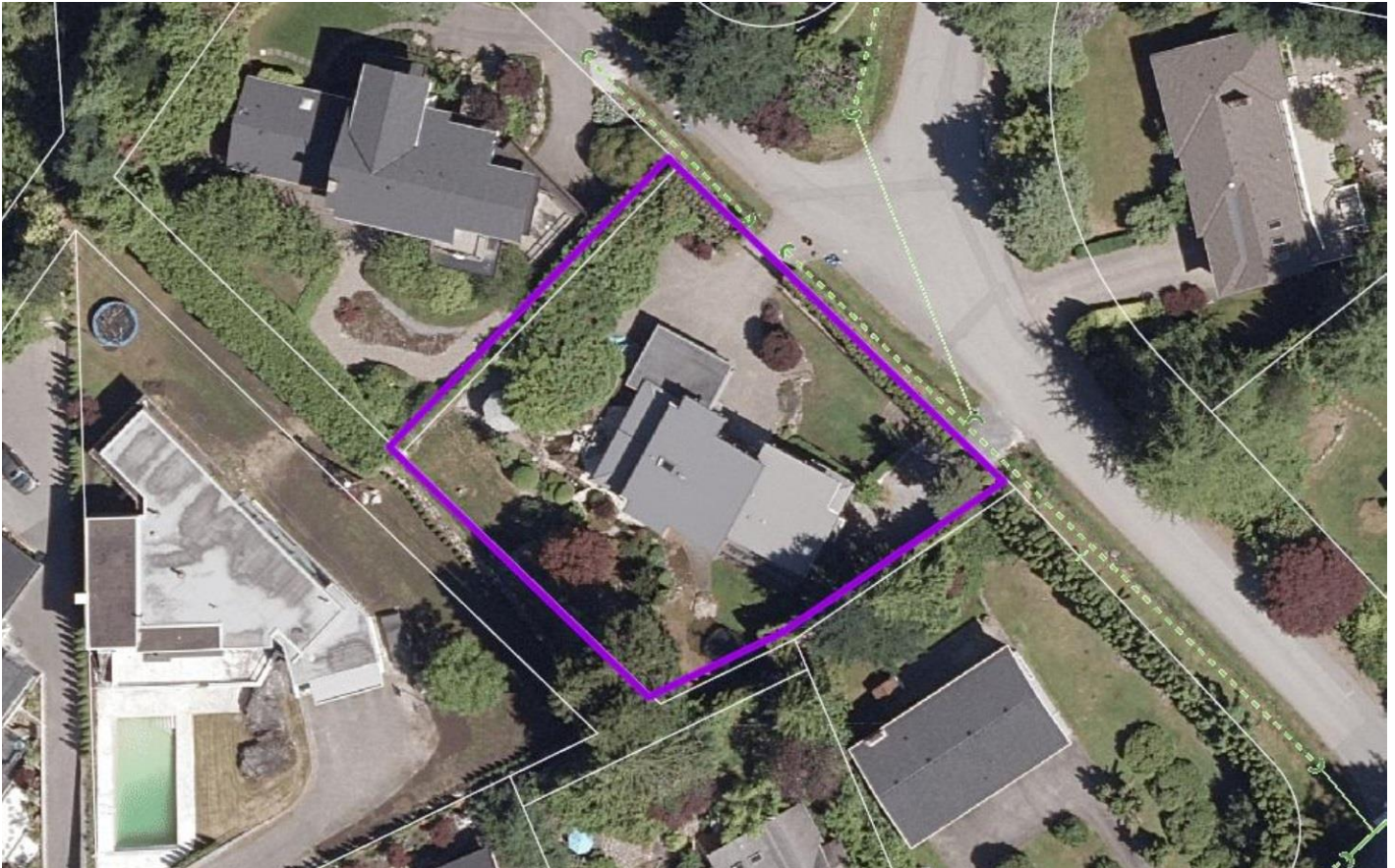
The floor plan and the measurements are approximate and are to be used for advertising usage only.  
Not suitable for architectural or construction. E&O Insured.



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