






1015 Greenwood Place Offered at \$7,580,000

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.



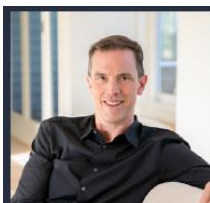
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		1015 GREENWOOD PLACE		Residential Detached				
R2964999		West Vancouver British Properties V7S 1X9		\$7,580,000 (LP) 				
Board: V				(SP) 				
House/Single Family								
		Sold Date:		If new, GST/HST inc?:				
		Meas. Type: Feet		Bedrooms: 4				
		Frontage(feet): 104.80		Bathrooms: 7				
		Frontage(metres): 31.94		Full Baths: 5				
		Depth / Size: 142.56 IRR		Half Baths: 2				
		Lot Area (sq.ft.): 13,069.00		Rear Yard Exp: Southeast				
		Lot Area (acres): 0.30		P.I.D.: 005-117-763				
		Flood Plain:		Original Price: \$7,580,000				
		View: Yes: city and water views		Approx. Year Built: 2022				
		Complex/Subdiv:		Age: 3				
		First Nation Reserve:		Zoning: RS3				
		Services Connected: Electricity, Natural Gas, Water		Gross Taxes: \$34,427.13				
		Sewer Type: City/Municipal		For Tax Year: 2024				
		Water Supply: City/Municipal		Tax Inc. Utilities?:				
				Tour: Virtual Tour URL				
Style of Home: 3 Storey		Total Parking: 4		Covered Parking: 2				
Construction: Frame - Wood		Parking: Garage; Double		Parking Access: Front				
Exterior: Brick, Stucco, Wood		Driveway Finish: Concrete						
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Dist. to School Bus: Near				
Renovations:		Title to Land: Freehold NonStrata		Land Lease Expiry Year:				
# of Fireplaces: 1		Property Disc.: Yes						
R.I. Fireplaces:		Fixtures Leased: No						
Fireplace Fuel: Natural Gas		Fixtures Rmvd: No						
Fuel/Heating: Forced Air, Natural Gas, Radiant		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed						
Outdoor Area: Balcny(s) Patio(s) Dck(s)								
Type of Roof: Torch-On								
Legal: LOT 28, BLOCK 38, PLAN VAP9394, DISTRICT LOT CE #2, NEW WESTMINSTER LAND DISTRICT								
Amenities: Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub								
Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby								
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool								
Finished Floor (Main):	2,485	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'4 x 17'10	Bsmt	Media Room	24'4 x 20'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9 x 12'6	Bsmt	Recreation Room	18'9 x 17'2	Main 6
Finished Floor (Below):	1,916	Main	Kitchen	24'4 x 10'9	Bsmt	Gym	19'11 x 13'4	Main 2
Finished Floor (Basement):	1,858	Main	Pantry	8'0 x 6'11	Below	Utility	24'1 x 5'2	Below 4
Finished Floor (Total):	6,259 sq. ft.	Main	Primary Bedroom	16'5 x 15'10			x	Below 4
Unfinished Floor:	0	Main	Walk-In Closet	18'4 x 6'11			x	Below 3
Grand Total:	6,259 sq. ft.	Main	Office	14'4 x 11'5			x	Below 2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	11'3 x 8'2			x	Bsmt 3
Suite:		Below	Flex Room	18'4 x 13'0			x	
Basement: Fully Finished		Below	Bedroom	18'8 x 12'4			x	
Crawl/Bsmt. Height:	# of Levels: 3	Below	Bedroom	15'10 x 11'9			x	
# of Kitchens: 1	# of Rooms: 17	Below	Bedroom	15'7 x 12'10			x	
		Below	Laundry	16'4 x 9'10			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						
Listing Broker(s): Bellevue Realty Group								

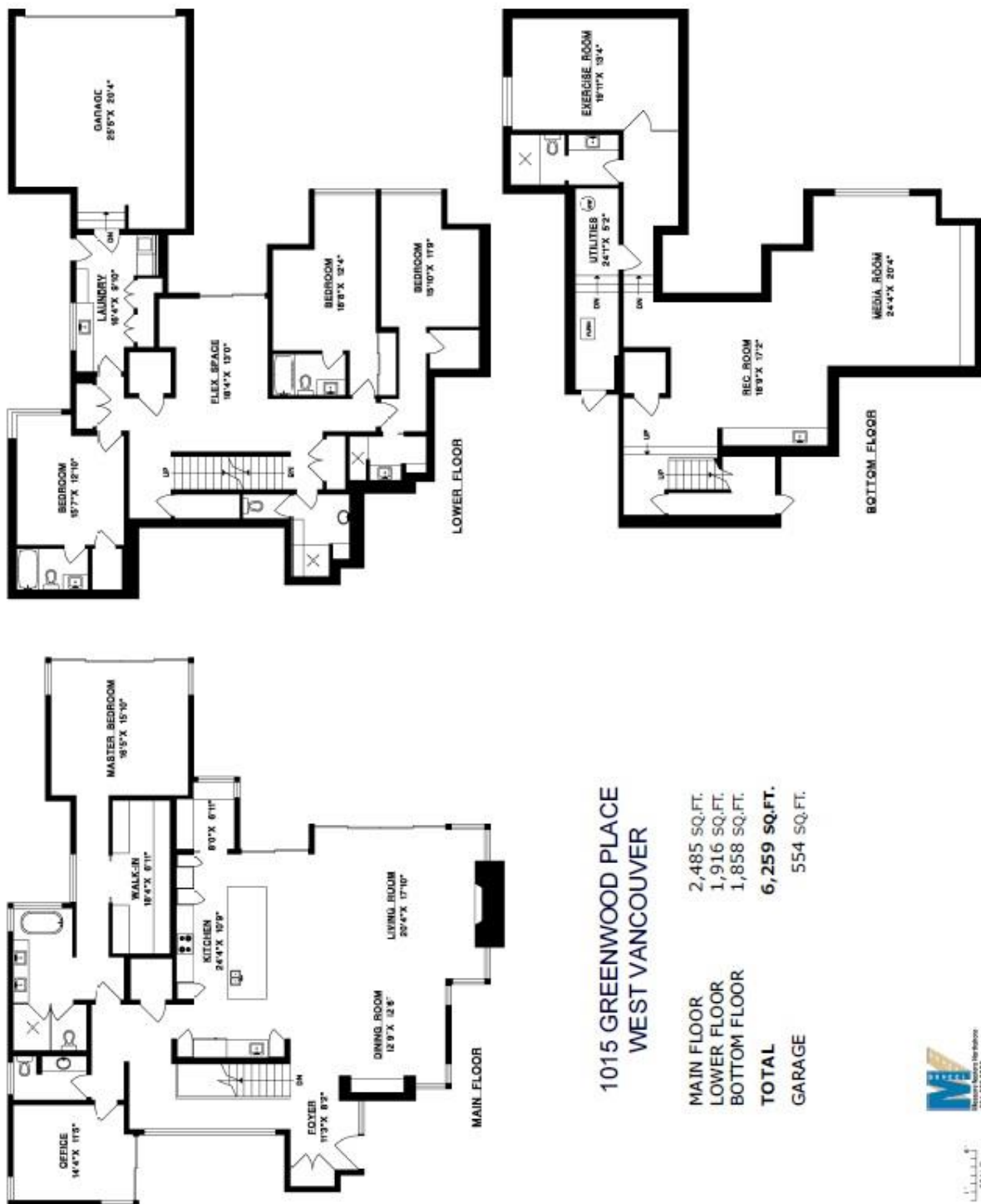
Full video tour at www.ericchristiansen.com

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



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