




1835 Rosebery Avenue Offered at \$3,680,000

Presenting This stunning two-level home, set on a private 12,198 sq. ft. lot, offers breathtaking, unobstructed views from both floors. Extensively renovated by the current owner, it features 4 spacious bedrooms, 5 elegant bathrooms, and 4,187 sq. ft. of luxurious living space. The main floor opens to a resort-like pool and patio, perfect for family gatherings or large-scale entertaining with a backdrop of sweeping 180-degree views. Additional highlights include a two-car garage with parking for 6, a home office, games room, and a backyard unfinished studio with power. A truly remarkable family home.



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Active R2933182 Board: V House/Single Family		1835 ROSEBERY AVENUE West Vancouver Queens V7V 2Z5		Residential Detached \$3,680,000 (LP) (SP)	
		Sold Date: Meas. Type: Feet Frontage(feet): 80.30 Frontage(metres): 24.48 Depth / Size: 157.20 IRR Lot Area (sq.ft.): 12,198.00 Lot Area (acres): 0.28 Flood Plain: View: Yes: spectaclar city & water views Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal		If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 5 Full Baths: 4 Half Baths: 1 Rear Yard Exp: South P.I.D.: 009-429-280 Original Price: \$3,680,000 Approx. Year Built: 1968 Age: 56 Zoning: RS3 Gross Taxes: \$6,598.67 For Tax Year: 2024 Tax Inc. Utilities?: Tour: Virtual Tour URL	
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stone, Wood Foundation: Concrete Perimeter		Total Parking: 6 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Concrete 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		Renovations: Completely Reno. Year: 2017 # of Fireplaces: 2 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: Tar & Gravel Rain Screen: Metered Water: R.I. Plumbing:	
Legal: LOT 4, PLAN VAP10393, DISTRICT LOT 1091, GROUP 1, NEW WESTMINSTER LAND DISTRICT					
Amenities: Pool; Outdoor					
Site Influences: Central Location, Recreation Nearby, Shopping Nearby					
Features: Clothes Washer/Dryer, Microwave, Oven - Built In, Range Top, Refrigerator, Vacuum - Built In					
Finished Floor (Main): 2,432 Finished Floor (Above): 1,755 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 4,187 sq. ft. Unfinished Floor: 0 Grand Total: 4,187 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		Floor Type Dimensions Main Living Room 23'2 x 18'5 Main Dining Room 20'6 x 12'1 Main Kitchen 18'2 x 13'8 Main Family Room 17'7 x 16'10 Main Recreation Room 18'8 x 17'0 Main Office 18'10 x 11'11 Main Pantry 11'0 x 6'11 Main Foyer 13'0 x 11'10 Main Storage 19'3 x 8'0 Above Primary Bedroom 19'10 x 19'5 Above Walk-In Closet 12'3 x 8'1 Above Bedroom 17'0 x 15'9 Above Bedroom 14'8 x 10'5		Floor Type Dimensions Bathrooms Above Bedroom 12'8 x 11'3 Floor #Pcs Above Storage 12'2 x 3'47 Main 2 Main 3 Above 5 Above 4 Above 6	
Suite: Basement: None		Manuf Type: MHR#: ByLaw Restrictions:		Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:	
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 15		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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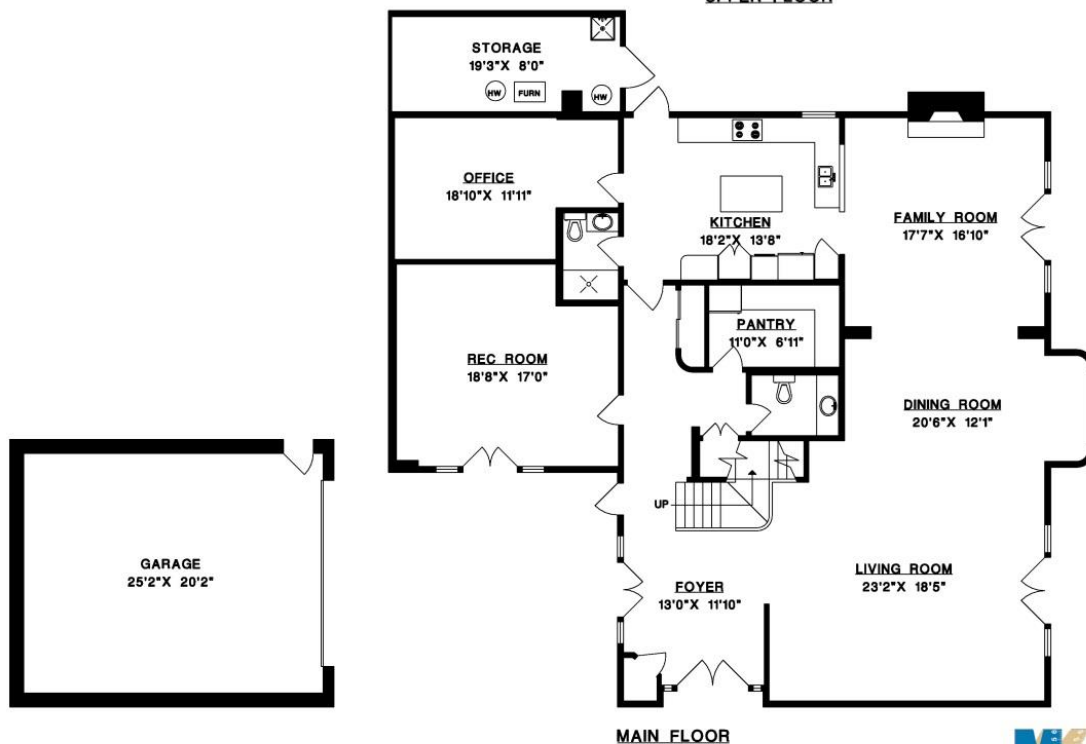
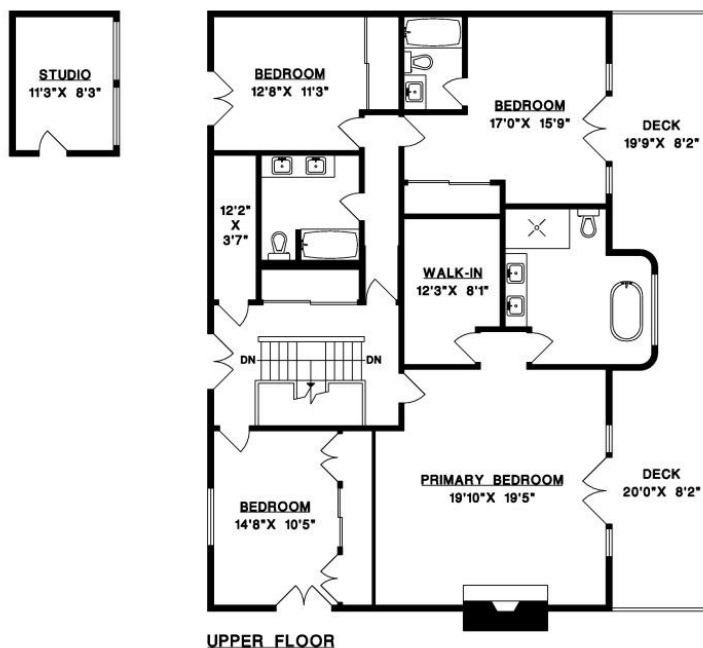
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1835 ROSEBERY AVENUE
WEST VANCOUVER

MAIN FLOOR 2,432 SQ.FT.
UPPER FLOOR 1,755 SQ.FT.

TOTAL 4,187 SQ.FT.

GARAGE 614 SQ.FT.
DECK 388 SQ.FT.
STORAGE 170 SQ.FT.
STUDIO 114 SQ.FT.



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