



2847 Mathers Avenue Offered at \$4,498,000


The possibilities are endless for this 52,272 sq. ft., 1.2 acre creek-side property that has not been offered for sale for over 58 years. Renovate the existing solid home, build an over 10,000 sq. ft. mansion or subdivide into 2 lots of 27,181 sq. ft. and 26,019 sq. ft.. An incredible location surrounded by some of West Vancouver's most spectacular homes.




ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		2847 MATHERS AVENUE		Residential Detached	
R2955253		West Vancouver		\$4,498,000 (LP) 	
Board: V		Altamont		(SP) 	
House/Single Family		V7V 2J8			

	Sold Date:	If new, GST/HST inc?:	Original Price: \$4,498,000
	Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1950
	Frontage(feet): 319.80	Bathrooms: 3	Age: 75
	Frontage(metres): 97.48	Full Baths: 3	Zoning: RS2
	Depth / Size: 397.57 IRR	Half Baths: 0	Gross Taxes: \$14,188.32
	Lot Area (sq.ft.): 52,272.00	Rear Yard Exp: Northeast	For Tax Year: 2024
	Lot Area (acres): 1.20	P.I.D.: 011-264-179	Tax Inc. Utilities?:
	Flood Plain:	View: No :	Tour: Virtual Tour URL
	Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Water	
	First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 3 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Driveway Finish:		
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: 2	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas, Wood	Fixtures Rmvd: :		
Fuel/Heating: Baseboard, Forced Air, Natural Gas	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Patio(s)			
Type of Roof: Torch-On			

Legal: **LOT 87, PLAN VAP4948, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 15068/17104**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,386	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	837	Main	Living Room	20'2 x 14'11	Below	Storage	10'4 x 5'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'1 x 11'1			x	Main 4
Finished Floor (Below):	814	Main	Kitchen	12'10 x 9'10			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	8'5 x 6'7			x	Below 3
Finished Floor (Total):	3,037 sq. ft.	Main	Bedroom	13'6 x 11'6			x	
Unfinished Floor:	0	Main	Den	12'1 x 9'1			x	
Grand Total:	3,037 sq. ft.	Main	Foyer	13'6 x 6'6			x	
		Above	Primary Bedroom	15'3 x 11'9			x	
		Above	Bedroom	11'9 x 9'9			x	
		Above	Bedroom	11'9 x 8'10			x	
		Above	Bedroom	9'10 x 9'2			x	
		Below	Recreation Room	19'4 x 13'0			x	
		Below	Laundry	19'6 x 8'4			x	

Suite:		Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: None		MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 1	# of Rooms: 14			

Listing Broker(s): **Bellevue Realty Group** **RE/MAX Lionel Lorence**

Full video tour at www.ericchristiansen.com

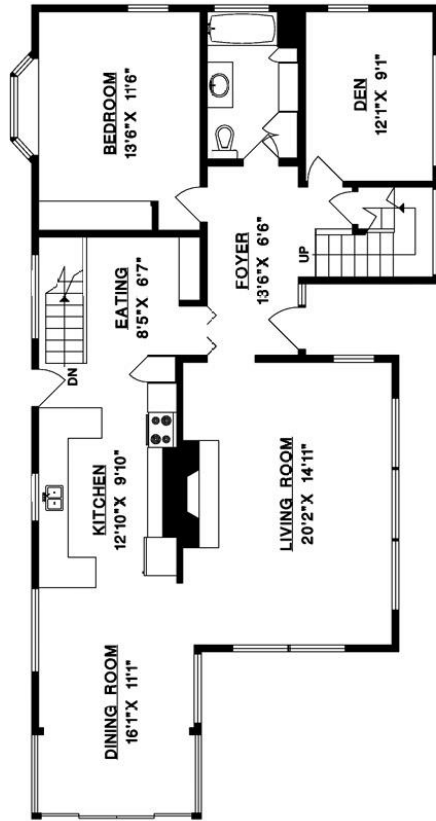
All information contained herein is deemed to be accurate but should not be relied upon without verification.



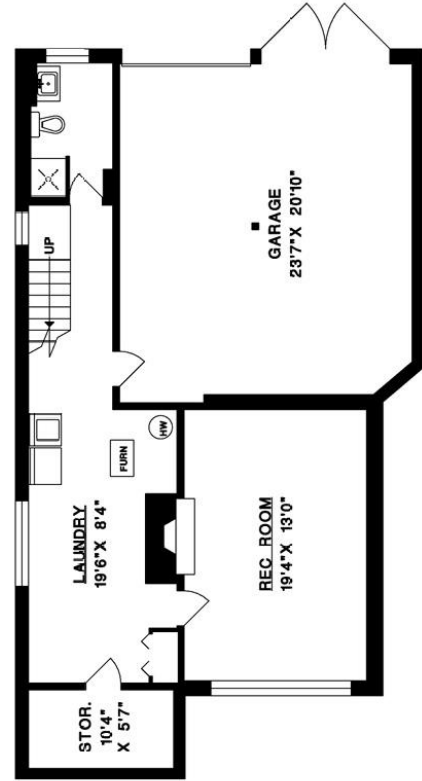
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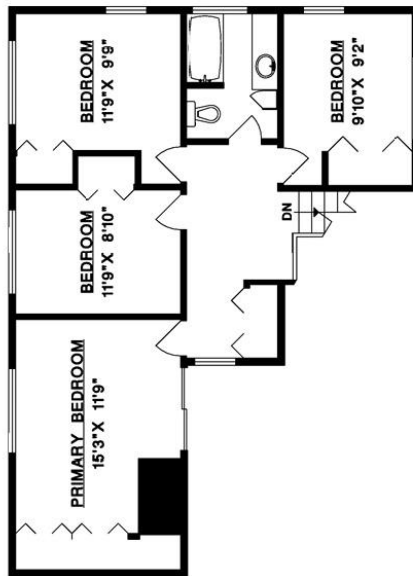
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MAIN FLOOR



LOWER FLOOR



UPPER FLOOR

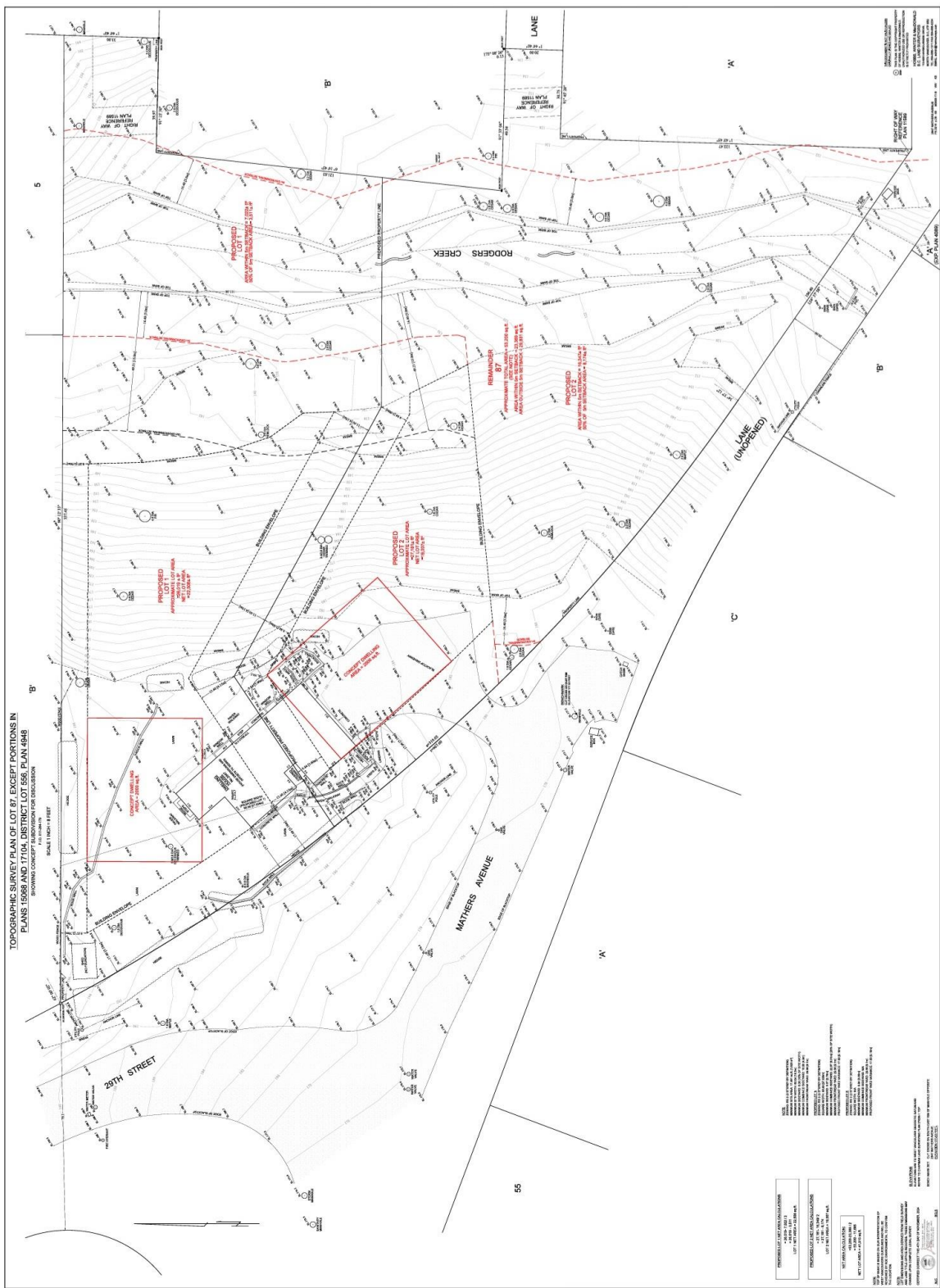
2847 MATHERS AVENUE

- MAIN FLOOR 1,386 SQ.FT.
- UPPER FLOOR 837 SQ.FT.
- LOWER FLOOR 814 SQ.FT.
- LIVABLE 3,037 SQ.FT.
- GARAGE 536 SQ.FT.



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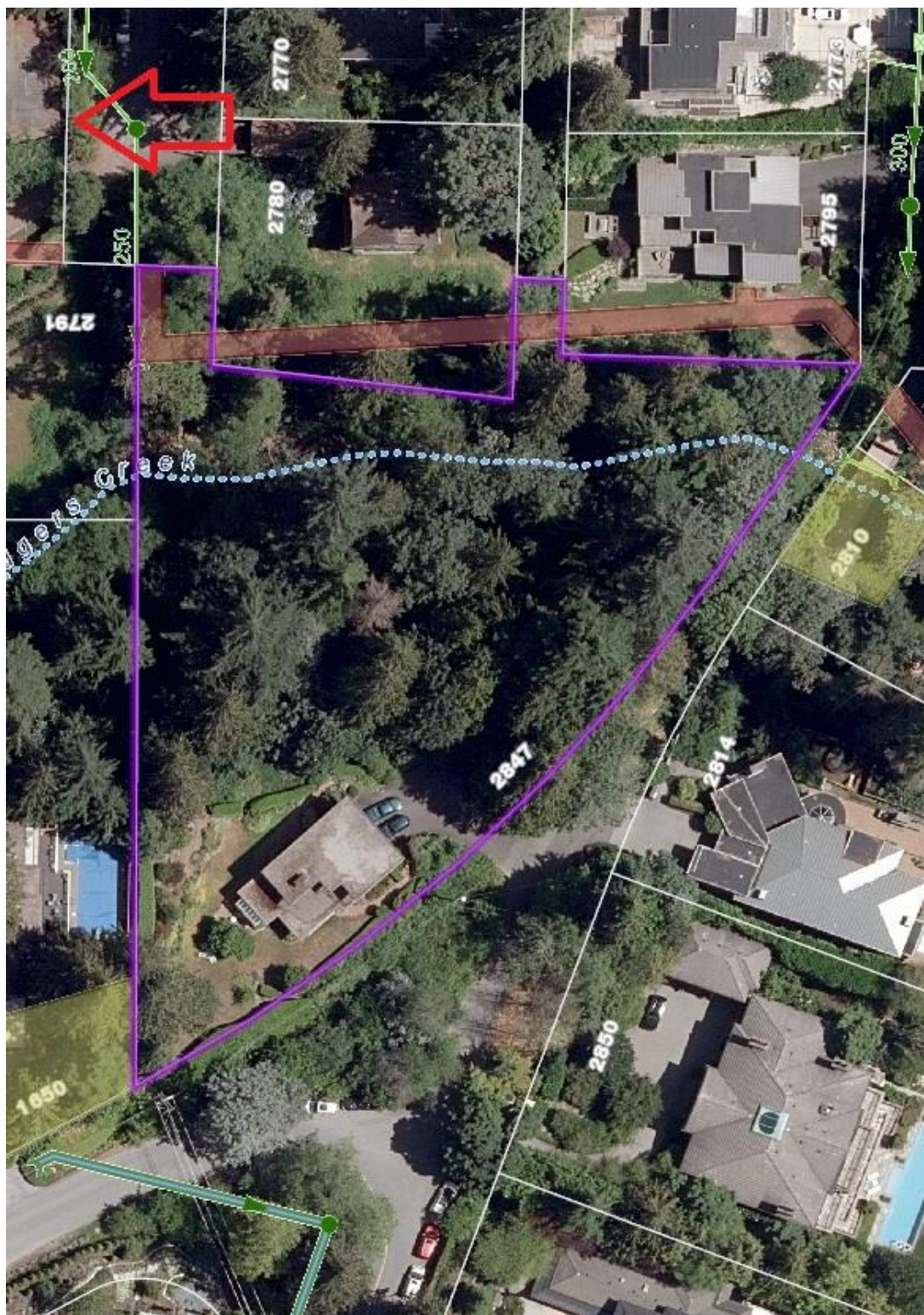
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