



1395 Chartwell Drive Offered at \$3,980,000

Unobstructed views from Grouse Mountain to the Gulf Islands are enjoyed from this 5,448 sq. ft. 2 level home. The feature round living room with floor to ceiling glass is stunning. Offering a total of 6 bedrooms, 4 bathrooms and ample decks and patios all situated on a 16,187 sq. ft. property. The family room opens to a large private back patio and level yard for the kids to play. The lower level offers 3 of the 6 bedrooms, games room, media room and a very cool bar. Owned by the same family since 1979 and an incredible opportunity on prestigious Chartwell Drive.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2980635
 Board: V
 House/Single Family

1395 CHARTWELL DRIVE
 West Vancouver
 Chartwell
 V7S 2R6

Residential Detached
\$3,980,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$3,980,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1968**
 Frontage(feet): **124.98** Bathrooms: **4** Age: **57**
 Frontage(metres): **38.09** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **140.45 IRR** Half Baths: **1** Gross Taxes: **\$15,087.36**
 Lot Area (sq.ft.): **16,187.00** Rear Yard Exp: **North** For Tax Year: **2024**
 Lot Area (acres): **0.37** P.I.D.: **008-869-839** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: panoramic city and water views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**
 Reno. Year:
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:
 Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Asphalt**
 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: :
 Floor Finish:

Legal: **LOT 15, BLOCK 50, PLAN VAP12621, DISTRICT LOT CE #12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

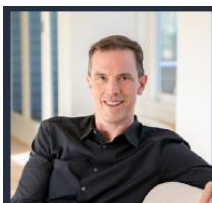
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Sprinkler - Inground**

Finished Floor (Main):	2,927	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	34'11 x 17'3	Below	Bedroom	13'1 x 9'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'9 x 9'8	Below	Storage	14'7 x 10'2	Main 4
Finished Floor (Below):	2,521	Main	Kitchen	15'8 x 10'5	Below	Storage	10'2 x 6'7	Main 2
Finished Floor (Basement):	0	Main	Family Room	13'6 x 12'7	Below	Utility	14'4 x 14'2	Main 6
Finished Floor (Total):	5,448sq. ft.	Main	Bedroom	13'0 x 12'2			x	Below 4
Unfinished Floor:	0	Main	Primary Bedroom	17'5 x 16'2			x	
Grand Total:	5,448sq. ft.	Main	Bedroom	21'9 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9'9 x 5'1			x	
Suite:		Main	Foyer	7'5 x 6'4			x	
Basement: None		Below	Recreation Room	34'4 x 17'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Below	Games Room	27'7 x 12'1			x	
# of Kitchens: 1	# of Rooms: 17	Below	Bedroom	17'1 x 10'4			x	
		Below	Bedroom	13'11 x 9'7			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.

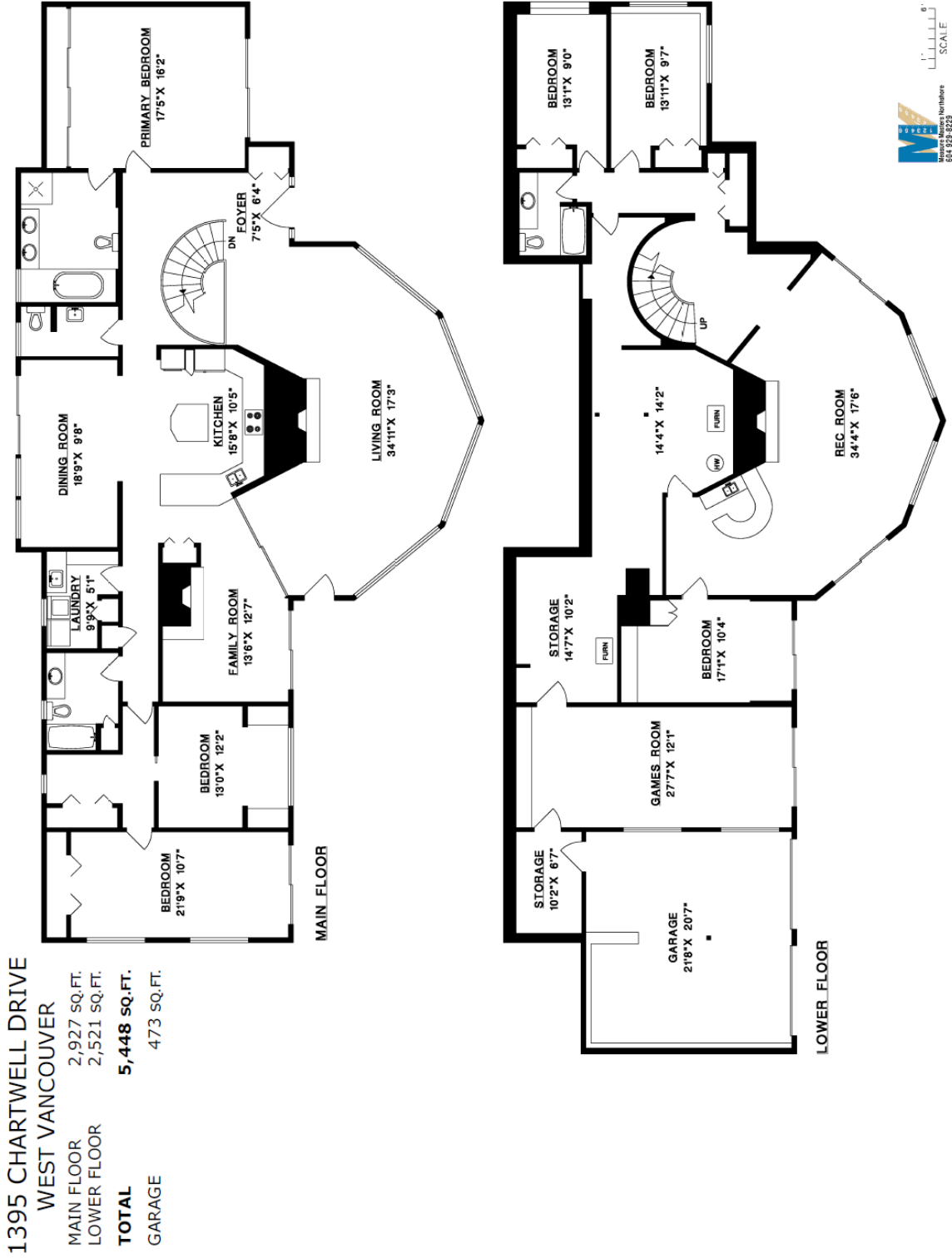


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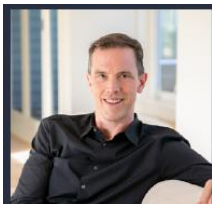
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