




2965 Rosebery Avenue Offered at \$4,980,000

Nestled in Altamont's sunniest and most private location, this stunning post-and-beam home has been meticulously upgraded. Featured in Western Living, it boasts a gourmet kitchen with quartz countertops, Miele & Sub-Zero appliances, and a spacious center island for entertaining. The master ensuite offers radiant heated limestone and modern décor. The cable lighting enhances the massive center skylight. This West Coast gem epitomizes seamless indoor/outdoor living. Situated on an enormous 18,000 sq.ft. lot, it guarantees unmatched privacy and includes 4 bedrooms, 4 bathrooms, a family room, a rec. room, a gym, and 4,267 sq.ft. of living space across 2 levels. Steps away from West Bay Elementary School.



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Active R2984285 Board: V House/Single Family		2965 ROSEBERY AVENUE West Vancouver Altamont V7V 3A5		Residential Detached \$4,980,000 (LP) (SP) M							
		Sold Date: Meas. Type: Feet Frontage(feet): 93.72 Frontage(metres): 28.57 Depth / Size: 190.87 IRR Lot Area (sq.ft.): 17,954.00 Lot Area (acres): 0.41 Flood Plain: View: Yes: water and city Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal		If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 4 Full Baths: 3 Half Baths: 1 Rear Yard Exp: North P.I.D.: 002-413-701 Original Price: \$4,980,000 Approx. Year Built: 1956 Age: 69 Zoning: RS2 Gross Taxes: \$15,486.21 For Tax Year: 2024 Tax Inc. Utilities?: Tour: Virtual Tour URL							
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter		Total Parking: 6 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:									
Renovations: Completely # of Fireplaces: 3 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: Torch-On		Reno. Year: 2014 Rain Screen: Metered Water: R.I. Plumbing:		Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Wall/Wall/Mixed							
Legal: LOT C, BLOCK A, PLAN VAP9182, DISTRICT LOT 815, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 6											
Amenities: Swirlpool/Hot Tub											
Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool											
Finished Floor (Main): 2,228		Floor Type		Dimensions		Floor Type		Dimensions		Bathrooms	
Finished Floor (Above): 0		Main Living Room		25'0 x 23'5		Below Storage		14'3 x 6'1		Floor #Pcs	
Finished Floor (AbvMain2): 0		Main Dining Room		16'2 x 15'7		Below Storage		9'4 x 6'11		Main 5	
Finished Floor (Below): 2,039		Main Kitchen		25'3 x 11'8		Below Utility		12'9 x 3'5		Main 2	
Finished Floor (Basement): 0		Main Family Room		17'7 x 17'4		Below Foyer		9'6 x 7'8		Below 4	
Finished Floor (Total): 4,267 sq. ft.		Main Primary Bedroom		18'1 x 17'1				x		Below 4	
Unfinished Floor: 0		Main Laundry		11'6 x 8'10				x			
Grand Total: 4,267 sq. ft.		Below Bedroom		19'0 x 16'8				x			
Flr Area (Det'd 2nd Res): sq. ft.		Below Walk-In Closet		10'3 x 5'5				x			
Suite:		Below Bedroom		14'1 x 11'6				x			
Basement: None		Below Bedroom		14'1 x 11'6				x			
Crawl/Bsmt. Height: # of Levels: 2		Below Recreation Room		25'4 x 11'11				x			
# of Kitchens: 1		Below Gym		11'10 x 9'4				x			
		Below Storage		14'3 x 8'0				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.



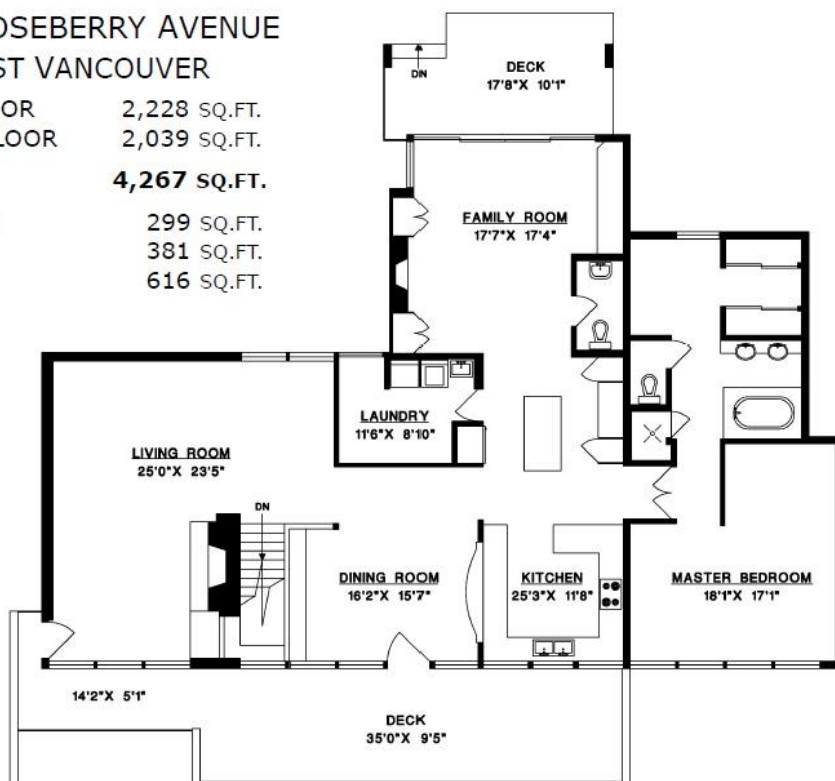
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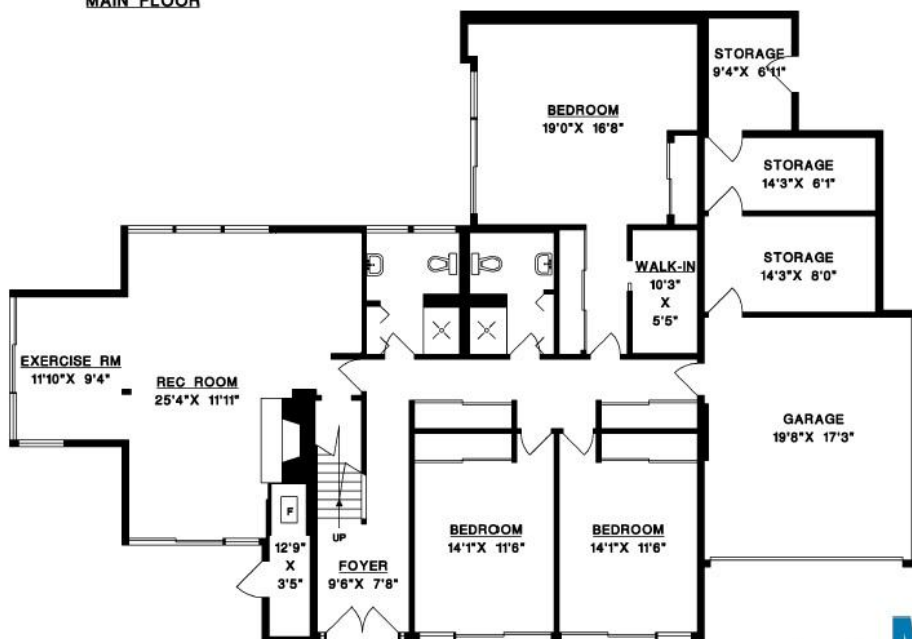
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2965 ROSEBERRY AVENUE
WEST VANCOUVER

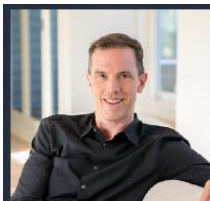
MAIN FLOOR	2,228 SQ.FT.
LOWER FLOOR	2,039 SQ.FT.
TOTAL	4,267 SQ.FT.
STORAGE	299 SQ.FT.
GARAGE	381 SQ.FT.
DECK	616 SQ.FT.



MAIN FLOOR



LOWER FLOOR



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2965 Rosebery Avenue – Features & Improvements

Exterior:

- New gate c/w with in-ground motors, keypad, doorbell, camera, LED lighting, and stylish mailbox.
- Address monument with LED lighting at the entrance.
- Paving stone at driveway entrance.
- Replaced shingled Duroid roof section (2023)

Interior:

Bathrooms – Fully Renovated:

- All-new tiles and drains in showers.
- Stylish new shower doors.
- Modern vanities, countertops, and sinks.
- Hansgrohe plumbing fixtures throughout.
- New toilets and a luxurious new tub.
- LED mirror in the master ensuite.
- Glass closet doors and shelving in lower-level washrooms.

Kitchen – Contemporary and Functional:

- Sleek new quartz countertops with a beautiful marble island top.
- Brand-new, high-end kitchen appliances.
- Stunning new backsplash.
- New LED track lighting fixtures.
- New kitchen sink, faucet, and garbage disposal.

Laundry Room – Fully Renovated:

- New tiles throughout.
- Wall and overhead cabinets for added storage.
- New sink, faucet, quartz countertop, and backsplash.
- New LED lighting to brighten the space.
- Brand-new washer and dryer.



Additional Interior Updates:

- New quartz countertop in the den.
- New carpet in basement bedrooms and black walnut flooring throughout.
- New shelving in all closets for optimal organization.
- Updated door hardware and hinges.
- New roller blinds throughout the home for a sleek, modern look.
- Lutron lighting control system for main lights (remotely operable) and energy-efficient LED pot lights installed.

Entertainment and Comfort:

- New basement bar with a quartz countertop c/w wine fridge – perfect for entertaining.
- Custom millwork cabinet in the basement media center, complete with a Sonos surround sound system for an immersive home theater experience.
- Fully rebuilt staircase with a custom railing for a luxurious, modern touch.

Garage & Storage:

- Custom garage organizer system to optimize storage and organization.

Smart Home Features:

- Whole-home Sonos sound system for music and entertainment in every room.
- New Nest smart thermostats for efficient climate control (remotely operable) and a new circulating pump for heating.
- State-of-the-art alarm system for peace of mind.
- Updated irrigation controller for easy lawn care and maintenance.



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