

2847 Mathers Avenue Offered at \$3,980,000

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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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3018943
 Board: V
 House/Single Family

2847 MATHERS AVENUE

West Vancouver
 Altamont
 V7V 2J8

Residential Detached

\$3,980,000 (LP)(SP) **M**

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,980,000**
 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: **\$14,512.49**
 Lot Area (sq.ft.): **52,272.00** Rear Yard Exp: **Northeast** For Tax Year: **2025**
 Lot Area (acres): **1.20** P.I.D.: **011-264-179** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **2** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Natural Gas, Wood** Metered Water: _____
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: _____
 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: **Wall/Wall/Mixed**

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 x14'11	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 x9'10			x	Above	4
Finished Floor (Basement):	0	Main	Eating Area	8'5 x6'7			x	Below	3
Finished Floor (Total):	3,037sq. ft.	Main	Bedroom	13'6 x11'6			x		
Unfinished Floor:	0	Main	Den	12'1 x9'1			x		
Grand Total:	3,037sq. ft.	Main	Foyer	13'6 x6'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'3 x11'9			x		
Suite:		Above	Bedroom	11'9 x9'9			x		
Basement:None		Above	Bedroom	11'9 x8'10			x		
		Above	Bedroom	9'10 x9'2			x		
		Below	Recreation Room	19'4 x13'0			x		
		Below	Laundry	19'6 x8'4			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Bellevue Realty Group****RE/MAX Lionel Lorence**Full video tour at www.ericchristiansen.com

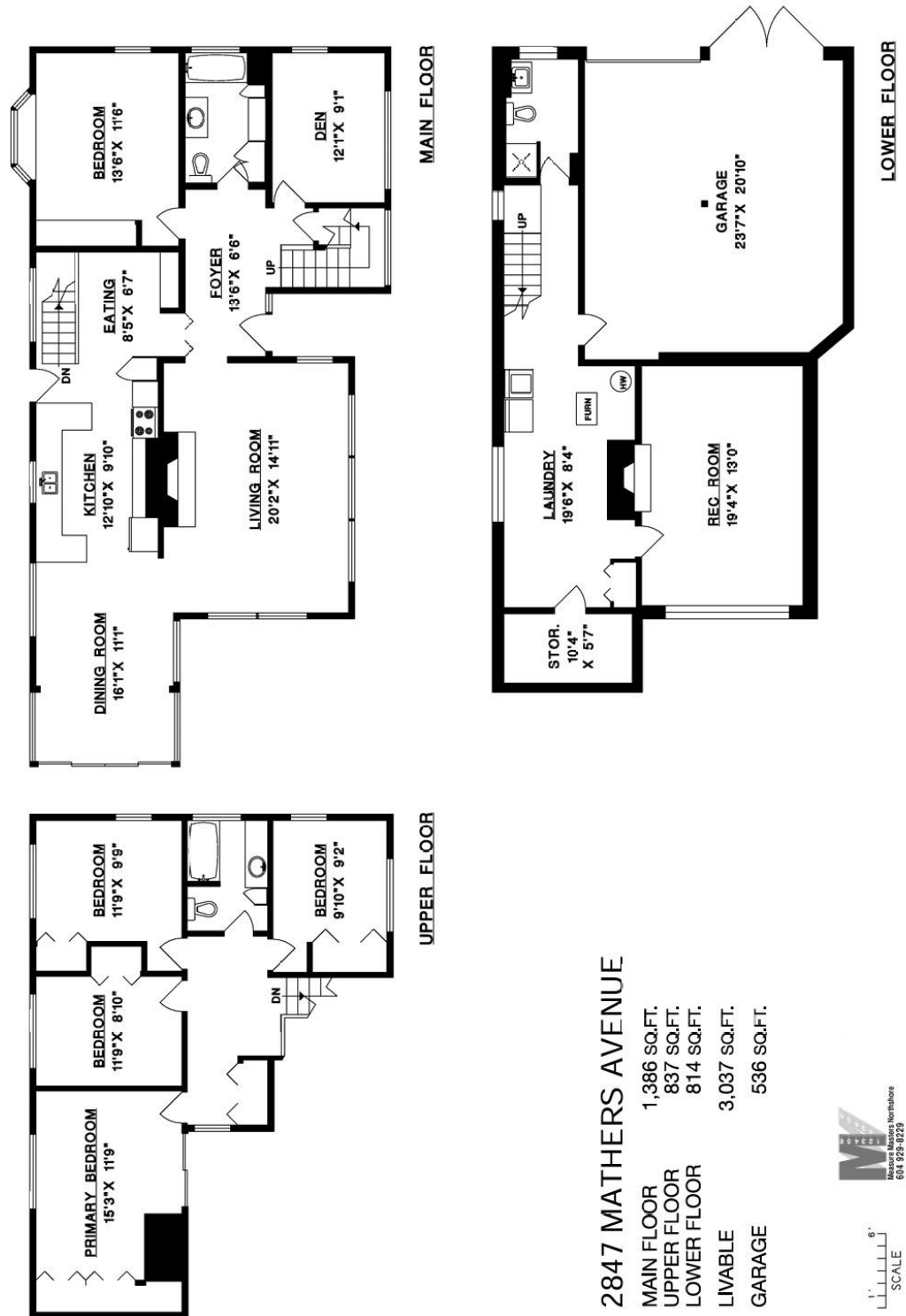
All information contained herein is deemed to be accurate but should not be relied upon without verification.

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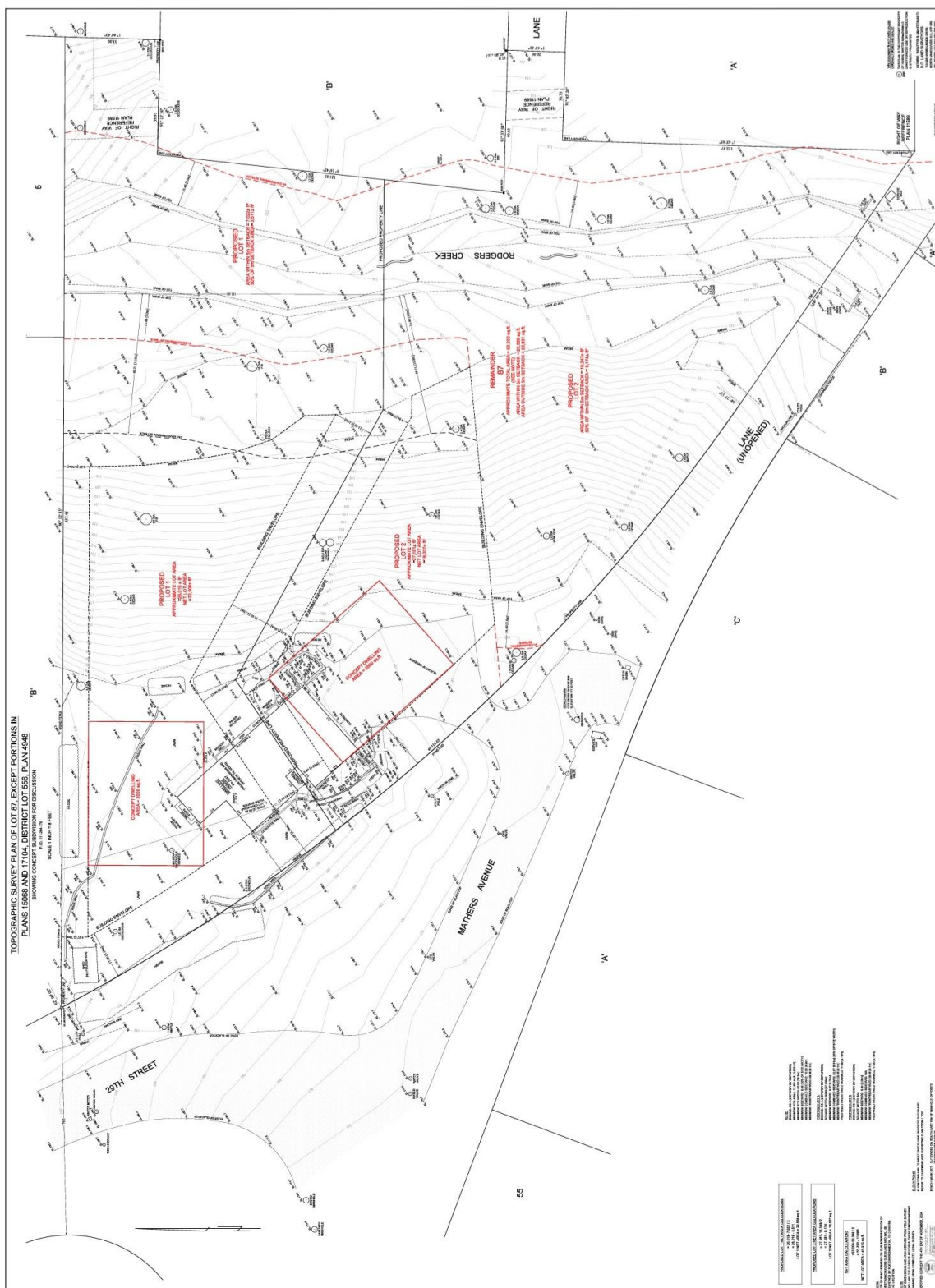
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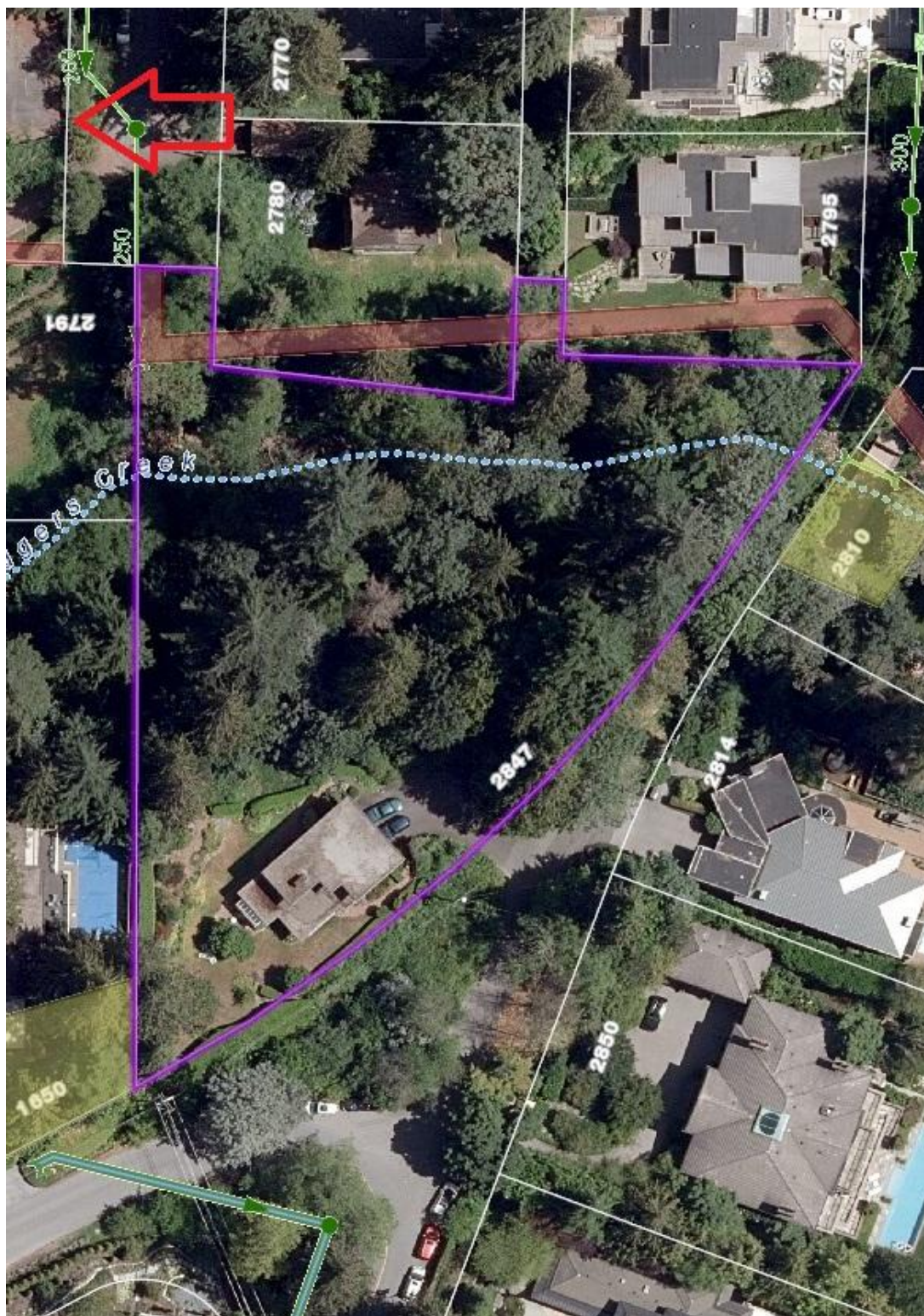
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