



1360 Queens Avenue Offered at \$3,990,000


Don't miss this stunning modern 4 to 5 bed, 6 bath home in Ambleside offering 4,936 sq. ft. of luxurious living on a 10,082 sq. ft. lot. Built with premium steel & wood construction, this residence features floor-to-ceiling windows & a seamless open-concept layout. The chef's kitchen includes a 16-foot island, power cabinets & a full Miele appliance package. Upstairs offers 4 spacious bedrooms, laundry, & beautiful city & Lions Gate Bridge views. The primary suite boasts a spa-like ensuite, walk-in closet, & a large sun-filled deck. The lower level includes a media room, custom wine tasting lounge, gym or 5th bedroom, & mudroom with access to a 2-car garage. Radiant heat, A/C, & high-end finishes throughout. Steps to Ridgeview Elementary, West Vancouver Secondary & minutes to Collingwood.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

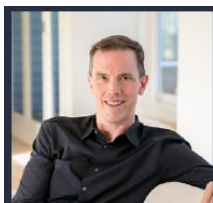
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3048337 Board: V House/Single Family		1360 QUEENS AVENUE West Vancouver Ambleside V7T 2H9		Residential Detached \$3,990,000 (LP) (SP)																																																																																			
		Sold Date: Meas. Type: Feet Frontage(feet): 82.54 Frontage(metres): 25.16 Depth / Size: 82.49 Lot Area (sq.ft.): 10,082.00 Lot Area (acres): 0.23 Flood Plain: View: Yes: City & Lions Gate Bridge view Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal		If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 6 Full Baths: 5 Half Baths: 1 Rear Yard Exp: South P.I.D.: 006-867-952 Original Price: \$3,990,000 Approx. Year Built: 2017 Age: 8 Zoning: RS3 Gross Taxes: \$17,837.80 For Tax Year: 2025 Tax Inc. Utilities?: Tour:																																																																																			
Style of Home: 3 Storey Construction: Concrete Frame, Frame - Metal, Frame - Wood Exterior: Glass, Fibre Cement Board, Wood Foundation: Concrete Perimeter		Total Parking: 6 Covered Parking: 2 Parking Access: Lane Parking: Garage; Double Driveway Finish: Paving Stone 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: Hardwood, Tile																																																																																					
Renovations: # of Fireplaces: 3 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Hot Water, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On		Reno. Year: Rain Screen: Full Metered Water: R.I. Plumbing:																																																																																					
Legal: LOT 4, PLAN VAP8398, PART NW1/4, DISTRICT LOT 1083, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																							
Amenities: Air Cond./Central																																																																																							
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby																																																																																							
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Wine Cooler																																																																																							
Finished Floor (Main): 1,923 Finished Floor (Above): 1,643 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,370 Finished Floor (Basement): 0 Finished Floor (Total): 4,936 sq. ft. Unfinished Floor: 0 Grand Total: 4,936 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>20'2 x 18'5</td></tr> <tr><td>Main</td><td>Dining Room</td><td>18'11 x 10'3</td></tr> <tr><td>Main</td><td>Kitchen</td><td>22'4 x 18'1</td></tr> <tr><td>Main</td><td>Pantry</td><td>5'7 x 5'5</td></tr> <tr><td>Main</td><td>Family Room</td><td>18'4 x 16'0</td></tr> <tr><td>Main</td><td>Office</td><td>18'3 x 6'11</td></tr> <tr><td>Above</td><td>Primary Bedroom</td><td>23'10 x 12'5</td></tr> <tr><td>Above</td><td>Walk-In Closet</td><td>12'10 x 8'8</td></tr> <tr><td>Above</td><td>Bedroom</td><td>12'8 x 10'4</td></tr> <tr><td>Above</td><td>Bedroom</td><td>12'8 x 10'4</td></tr> <tr><td>Above</td><td>Bedroom</td><td>10'6 x 10'0</td></tr> <tr><td>Above</td><td>Laundry</td><td>6'5 x 6'2</td></tr> <tr><td>Below</td><td>Recreation Room</td><td>17'7 x 11'6</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Living Room	20'2 x 18'5	Main	Dining Room	18'11 x 10'3	Main	Kitchen	22'4 x 18'1	Main	Pantry	5'7 x 5'5	Main	Family Room	18'4 x 16'0	Main	Office	18'3 x 6'11	Above	Primary Bedroom	23'10 x 12'5	Above	Walk-In Closet	12'10 x 8'8	Above	Bedroom	12'8 x 10'4	Above	Bedroom	12'8 x 10'4	Above	Bedroom	10'6 x 10'0	Above	Laundry	6'5 x 6'2	Below	Recreation Room	17'7 x 11'6	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> <th>#Pcs</th> </tr> </thead> <tbody> <tr><td>Below</td><td>Media Room</td><td>19'3 x 17'7</td><td></td><td></td></tr> <tr><td>Below</td><td>Gym</td><td>13'6 x 9'0</td><td>Main</td><td>2</td></tr> <tr><td>Below</td><td>Storage</td><td>8'0 x 7'2</td><td>Above</td><td>6</td></tr> <tr><td>Below</td><td>Utility</td><td>8'0 x 7'2</td><td>Above</td><td>4</td></tr> <tr><td></td><td></td><td>x</td><td>Above</td><td>3</td></tr> <tr><td></td><td></td><td>x</td><td>Above</td><td>4</td></tr> <tr><td></td><td></td><td>x</td><td>Below</td><td>3</td></tr> </tbody> </table>		Floor	Type	Dimensions	Bathrooms	#Pcs	Below	Media Room	19'3 x 17'7			Below	Gym	13'6 x 9'0	Main	2	Below	Storage	8'0 x 7'2	Above	6	Below	Utility	8'0 x 7'2	Above	4			x	Above	3			x	Above	4			x	Below	3
Floor	Type	Dimensions																																																																																					
Main	Living Room	20'2 x 18'5																																																																																					
Main	Dining Room	18'11 x 10'3																																																																																					
Main	Kitchen	22'4 x 18'1																																																																																					
Main	Pantry	5'7 x 5'5																																																																																					
Main	Family Room	18'4 x 16'0																																																																																					
Main	Office	18'3 x 6'11																																																																																					
Above	Primary Bedroom	23'10 x 12'5																																																																																					
Above	Walk-In Closet	12'10 x 8'8																																																																																					
Above	Bedroom	12'8 x 10'4																																																																																					
Above	Bedroom	12'8 x 10'4																																																																																					
Above	Bedroom	10'6 x 10'0																																																																																					
Above	Laundry	6'5 x 6'2																																																																																					
Below	Recreation Room	17'7 x 11'6																																																																																					
Floor	Type	Dimensions	Bathrooms	#Pcs																																																																																			
Below	Media Room	19'3 x 17'7																																																																																					
Below	Gym	13'6 x 9'0	Main	2																																																																																			
Below	Storage	8'0 x 7'2	Above	6																																																																																			
Below	Utility	8'0 x 7'2	Above	4																																																																																			
		x	Above	3																																																																																			
		x	Above	4																																																																																			
		x	Below	3																																																																																			
Suite: Basement: None		Manuf Type: MHR#:		Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:																																																																																			
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 17		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.

**ERIC CHRISTIANSEN**

eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

1360 Queens Avenue
West Vancouver

LIVING AREA	4,936 SF
MAIN FLOOR	1,923 SF
UPPER FLOOR	1,643 SF
LOWER FLOOR	1,370 SF
AUXILIARY AREA	1,664 SF
MAIN DECK	745 SF
UPPER DECK	456 SF
GARAGE	463 SF



Valid Until: September 13, 2026

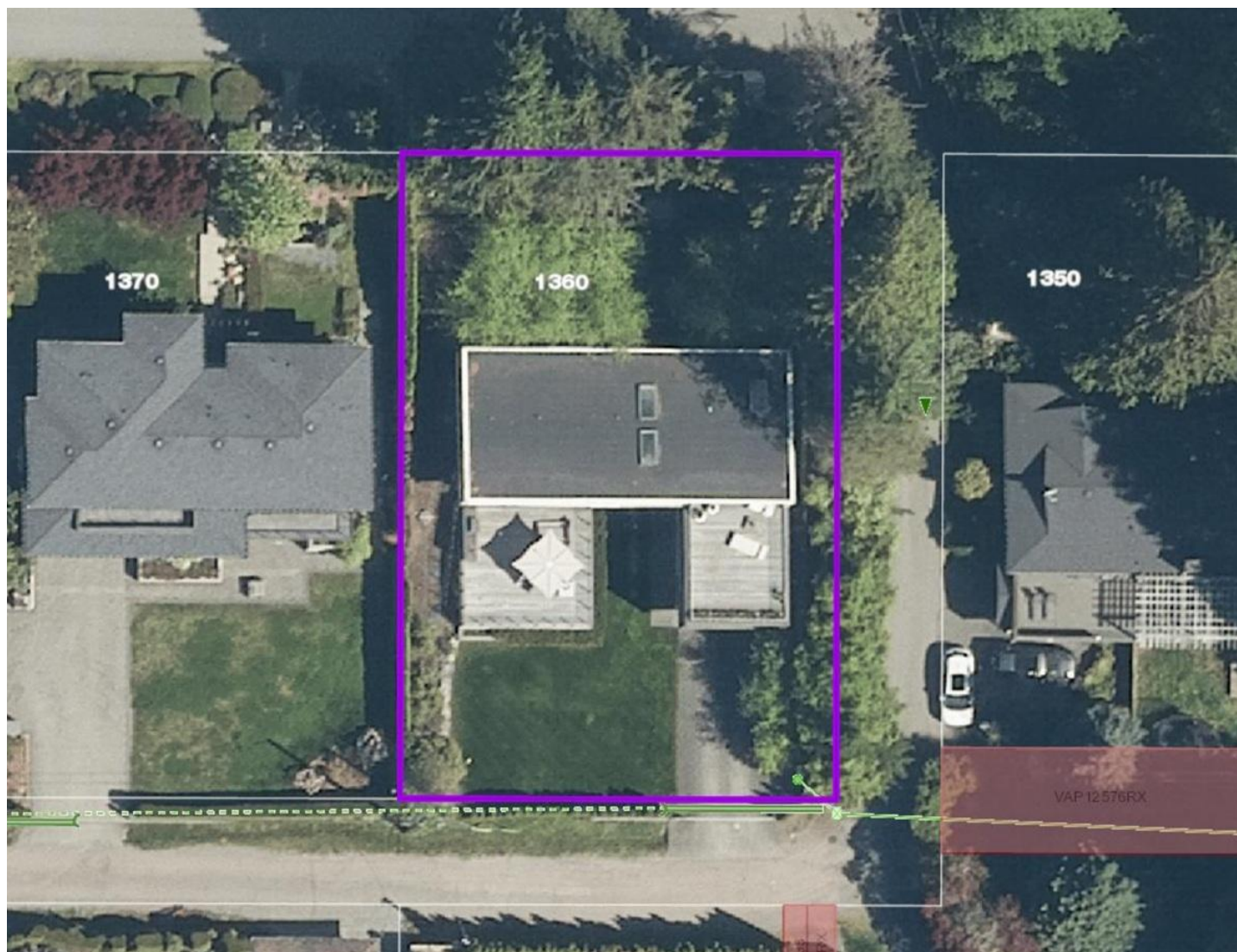
All dimensions are approximate and not suitable for architectural/construction use.
This is for informational purposes only. It is not intended to be used for legal or financial purposes.
Total area shown might be less consistent with title plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.

Uplan.ca



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1