

865 Andover Crescent Offered at \$4,880,000

Set on a 15,959 sq. ft. estate in the world-renowned British Properties, this West Coast architectural masterpiece blends luxury, comfort, and sophistication. With approx. 4,500 sq. ft. of living space across three thoughtfully designed levels, it features soaring timber-frame ceilings, expansive principal rooms, and exquisite high-end finishes throughout. Walls of glass flood the home with natural light and capture partial city and mountain views. Enjoy 5 bedrooms, 4 bathrooms, a private gym, versatile game/theater room, and elegant entertaining areas. Outside, manicured gardens, terraced landscaping, a tranquil water feature, and two driveways—one gated, the other ideal for sport court, RV, or boat—complete this exceptional home.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

Active
R3047651
 Board: V
 House/Single Family

865 ANDOVER CRESCENT

West Vancouver
 British Properties
 V7S 1Y5

Residential Detached

\$4,880,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$4,880,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2011**
 Frontage(feet): **143.01** Bathrooms: **4** Age: **14**
 Frontage(metres): **43.59** Full Baths: **4** Zoning: **RS3**
 Depth / Size: **128 IRR** Half Baths: **0** Gross Taxes: **\$15,021.02**
 Lot Area (sq.ft.): **15,949.00** Rear Yard Exp: **Southwest** For Tax Year: **2025**
 Lot Area (acres): **0.37** P.I.D.: **009-675-361** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: mountain & city**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 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: **No**
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **LOT 25, BLOCK 38, PLAN VAP9394, DISTRICT LOT CE #2, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,867	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,188	Main	Living Room	17'8 x 15'5	Below	Recreation Room	26'11 x 15'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 10'2	Below	Bar Room	9'10 x 5'3	Main 3
Finished Floor (Below):	1,098	Main	Kitchen	12'6 x 11'2	Below	Bedroom	13'2 x 13'1	Above 5
Finished Floor (Basement):	0	Main	Family Room	19'2 x 14'8	Below	Bedroom	12'9 x 8'6	Above 7
Finished Floor (Total):	4,153sq. ft.	Main	Bedroom	14'1 x 11'11	Below	Storage	5'5 x 5'4	Below 3
Unfinished Floor:	347	Main	Den	9'0 x 8'5			x	
Grand Total:	4,500sq. ft.	Main	Laundry	8'5 x 6'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	7'2 x 5'1			x	
Suite:		Main	Foyer	16'3 x 7'0			x	
Basement:None		Above	Primary Bedroom	14'9 x 14'0			x	
		Above	Walk-In Closet	11'6 x 10'6			x	
		Above	Bedroom	14'11 x 12'8			x	
		Above	Bedroom	11'11 x 13'6			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **18** 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.

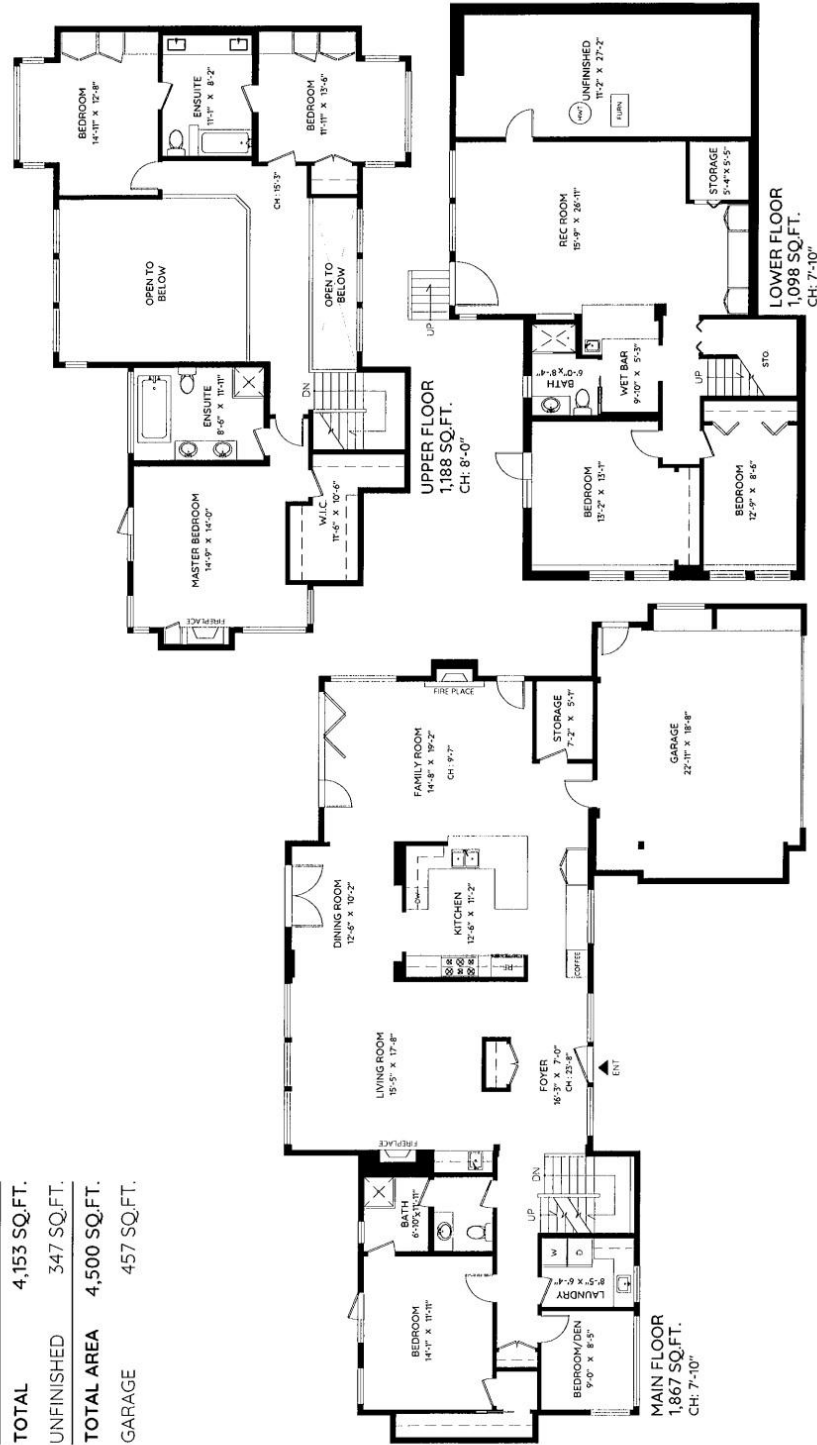


ERIC CHRISTIANSEN
 GROUP
eric@ericchristiansen.com

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

865 ANDOVER CRESCENT
WEST VANCOUVER, BC

MAIN	1,867 SQ.FT.
UPPER	1,188 SQ.FT.
LOWER	1,098 SQ.FT.
TOTAL	4,153 SQ.FT.
UNFINISHED	347 SQ.FT.
TOTAL AREA	4,500 SQ.FT.
GARAGE	457 SQ.FT.



keyplan
PLAN YOUR SPACE

The floor plan and the measurements are approximate and are to be used for advertising purpose only.
Not suitable for architectural or construction. E&O Insured.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

BRG