



## 2847 Mathers Avenue Offered at \$3,500,000

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**  
**R3085282**  
 Board: V  
 House/Single Family

**2847 MATHERS AVENUE**  
 West Vancouver  
 Altamont  
 V7V 2J8

Residential Detached  
**\$3,500,000** (LP)  
 (SP) **M**



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet): **319.80**  
 Frontage(metres): **97.48**  
 Depth / Size: **397.57 IRR**  
 Lot Area (sq.ft.): **52,272.00**  
 Lot Area (acres): **1.20**  
 Flood Plain:  
 View: **No**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:  
 Bedrooms: **5**  
 Bathrooms: **3**  
 Full Baths: **3**  
 Half Baths: **0**  
 Rear Yard Exp: **Northeast**  
 P.I.D.: **011-264-179**

Original Price: **\$3,798,000**  
 Approx. Year Built: **1950**  
 Age: **76**  
 Zoning: **RS2**  
 Gross Taxes: **\$14,512.49**  
 For Tax Year: **2025**  
 Tax Inc. Utilities?:  
 Tour: **Virtual Tour URL**

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

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

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

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.: **No**  
 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 x 14'11	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 x 9'10			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	8'5 x 6'7			x	Below 3
Finished Floor (Total):	3,037 sq. ft.	Main	Bedroom	13'6 x 11'6			x	
Unfinished Floor:	0	Main	Den	12'1 x 9'1			x	
Grand Total:	3,037 sq. ft.	Main	Foyer	13'6 x 6'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'3 x 11'9			x	
Suite:		Above	Bedroom	11'9 x 9'9			x	
Basement: None		Above	Bedroom	11'9 x 8'10			x	
		Above	Bedroom	9'10 x 9'2			x	
		Below	Recreation Room	19'4 x 13'0			x	
		Below	Laundry	19'6 x 8'4			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](http://www.ericchristiansen.com)

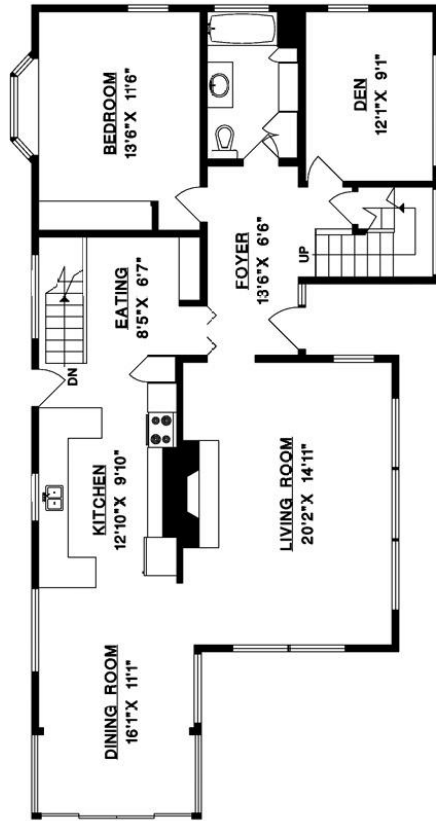
All information contained herein is deemed to be accurate but should not be relied upon without verification.



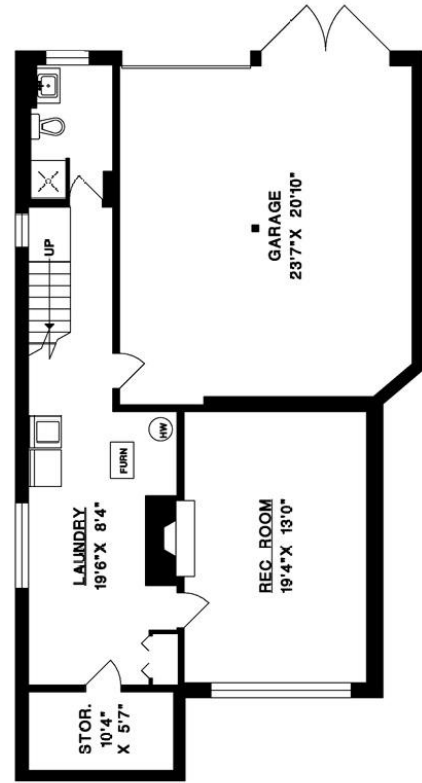
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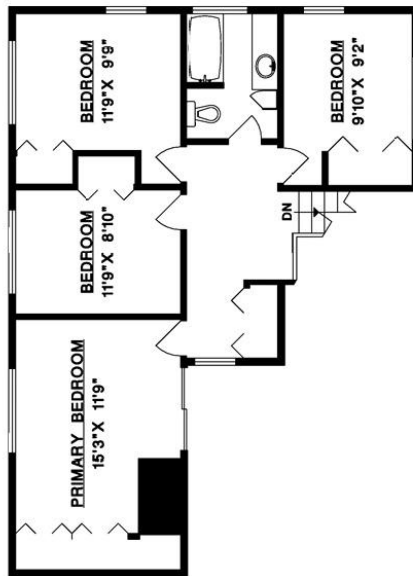
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MAIN FLOOR



LOWER FLOOR



UPPER FLOOR

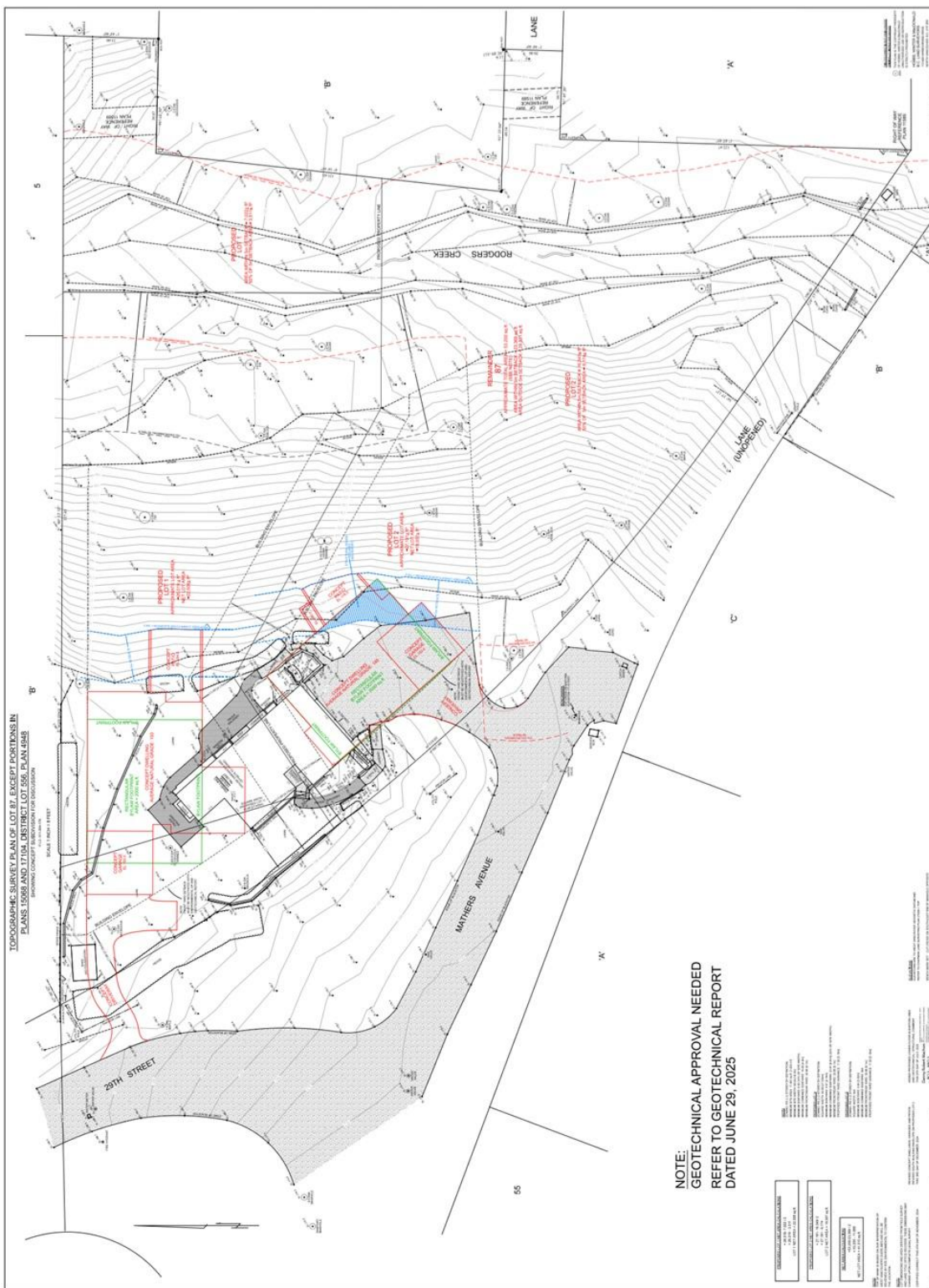
2847 MATHERS AVENUE

- MAIN FLOOR 1,386 SQ.FT.
- UPPER FLOOR 837 SQ.FT.
- LOWER FLOOR 814 SQ.FT.
- LIVABLE 3,037 SQ.FT.
- GARAGE 536 SQ.FT.



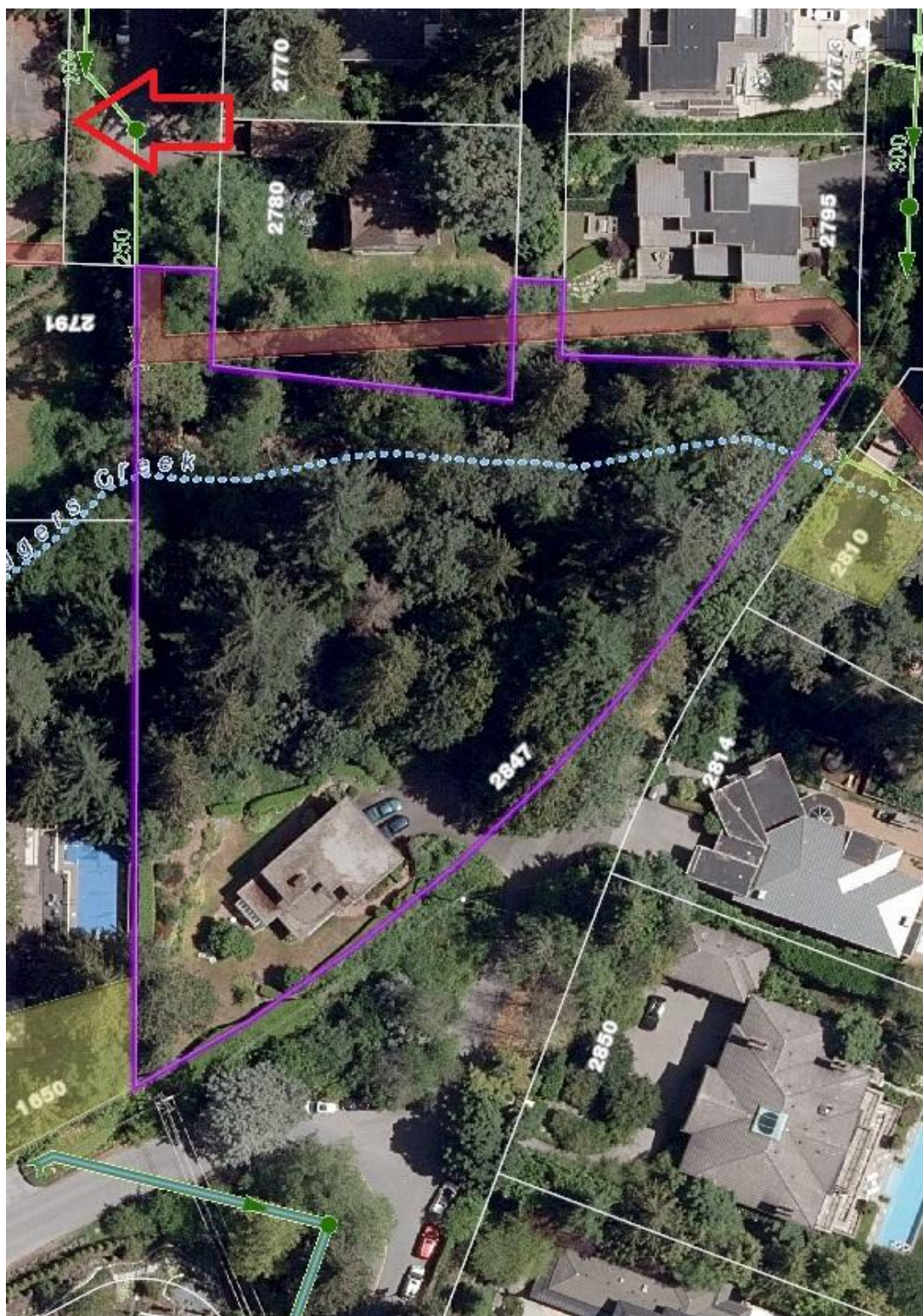
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