



5 Glenmore Drive Offered at \$2,498,000

This half duplex home is STUNNING. Offering a total of 6 bedrooms (including a 2 bedroom suite), 4 bathroom and over 3,400 sq. ft. of living space. Luxury features include radiant heat, air conditioning, beautiful hardwood floors, overheight ceilings and Fischer Paykel integrated appliances in the kitchen. The main floor is perfect for entertaining. Enjoy the huge open space with massive kitchen island and eclipse doors that open to a large covered and heated patio. Enjoy complete privacy with the park-like setting. Just steps to the Baden Powell trail and Collingwood Highschool. The 2 bedroom separate mortgage helper on the lower level is a huge benefit.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

Active R3098904 Board: V 1/2 Duplex	5 GLENMORE DRIVE West Vancouver Glenmore V7S 1A5	Residential Attached \$2,498,000 (LP) (SP) M																																																																																										
	Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: No : Complex / Subdiv: First Nation Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal	If new,GST/HST inc?: Bedrooms: 5 Bathrooms: 4 Full Baths: 3 Half Baths: 1 P.I.D.: 031-737-145																																																																																										
Style of Home: 3 Storey Construction: Concrete, Frame - Wood Exterior: Fibre Cement Board, Metal Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Hot Water, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard Type of Roof: Torch-On	Total Parking: 2 Covered Parking: 1 Parking Access: Front Parking: Garage; Single Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood	Original Price: \$2,498,000 Approx. Year Built: 2022 Age: 4 Zoning: RD1 Gross Taxes: \$6,886.32 For Tax Year: 2025 Tax Inc. Utilities?: Tour:																																																																																										
Legal: STRATA LOT 1, PLAN EPS8553, DISTRICT LOT 604, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V																																																																																												
Amenities: None																																																																																												
Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW																																																																																												
Finished Floor (Main): 1,022 Finished Floor (Above): 1,192 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,274 Finished Floor (Basement): 0 Finished Floor (Total): 3,488 sq. ft. Unfinished Floor: 0 Grand Total: 3,488 sq. ft.	Units in Development: 2 Exposure: Mgmt. Co's Name: Maint Fee: \$0.00 Maint Fee Includes: Bylaws Restrictions: No Restrictions Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: No restrictions	Tot Units in Strata: Storeys in Building: Mgmt. Co's #: Council/Park Apprv?: Locker: # of Pets: Cats: Dogs:																																																																																										
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 3 # of Kitchens: 2 # of Rooms: 14																																																																																												
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>21'11 x 14'5</td> <td>Above</td> <td>Laundry</td> <td>7'1 x 5'4</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>16'9 x 12'0</td> <td>Below</td> <td>Living Room</td> <td>13'7 x 13'7</td> <td>2</td> <td>Above</td> <td>5</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>16'0 x 14'5</td> <td>Below</td> <td>Kitchen</td> <td>13'7 x 9'3</td> <td>3</td> <td>Above</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>9'8 x 4'1</td> <td>Below</td> <td>Bedroom</td> <td>11'1 x 10'1</td> <td>4</td> <td>Below</td> <td>4</td> <td>No</td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>16'6 x 14'6</td> <td>Below</td> <td>Bedroom</td> <td>10'10 x 7'8</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>10'7 x 7'7</td> <td>Below</td> <td>Bedroom</td> <td>18'2 x 8'8</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'6 x 9'8</td> <td></td> <td>Flex Room</td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10'7 x 9'9</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Living Room	21'11 x 14'5	Above	Laundry	7'1 x 5'4	1	Main	2	No	Main	Dining Room	16'9 x 12'0	Below	Living Room	13'7 x 13'7	2	Above	5	Yes	Main	Kitchen	16'0 x 14'5	Below	Kitchen	13'7 x 9'3	3	Above	4	No	Main	Foyer	9'8 x 4'1	Below	Bedroom	11'1 x 10'1	4	Below	4	No	Above	Primary Bedroom	16'6 x 14'6	Below	Bedroom	10'10 x 7'8	5				Above	Walk-In Closet	10'7 x 7'7	Below	Bedroom	18'2 x 8'8	6				Above	Bedroom	14'6 x 9'8		Flex Room	x	7				Above	Bedroom	10'7 x 9'9			x	8					
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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

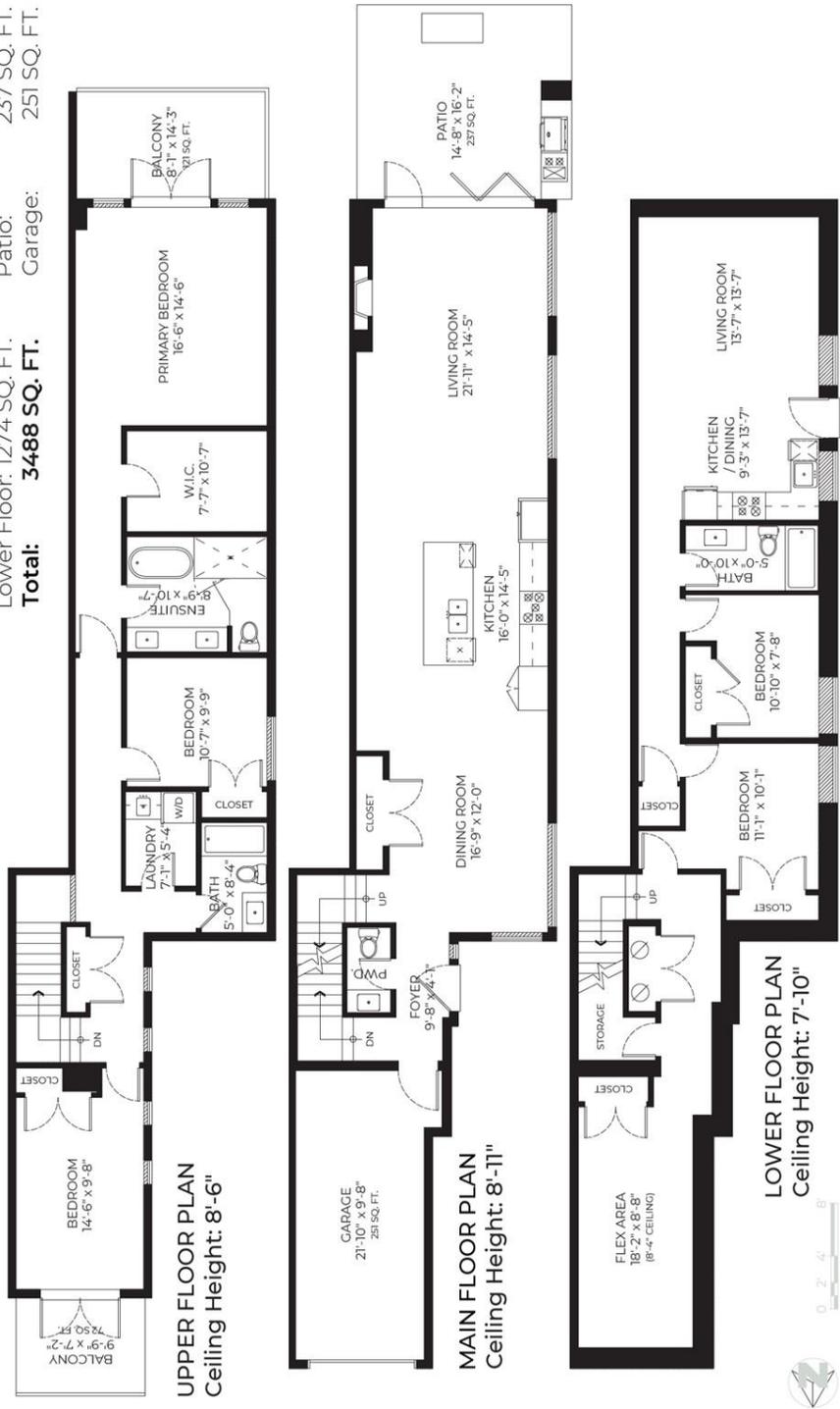
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5 Glenmore Drive, West Vancouver, BC

Upper Floor: 1192 SQ. FT.
 Main Floor: 1022 SQ. FT.
 Lower Floor: 1274 SQ. FT.
Total: 3488 SQ. FT.

Rear Balcony: 121 SQ. FT.
 Balcony: 72 SQ. FT.
 Patio: 237 SQ. FT.
 Garage: 251 SQ. FT.



axion CREATIVE

FLOOR PLAN CREATED BY:
 SCANN3D.CA
 JULY 20, 2023

*PERSONAL REAL ESTATE CORPORATION. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES. ESO INSURED.



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