BELLEVUE Realty Group®





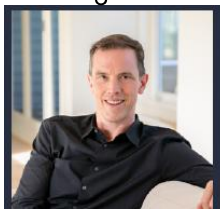






4230 Lions Avenue
Offered at $6,698,000

This 5,938 sq. ft. architectural masterpiece is a true sports and entertainment oasis, inspired by Frank Lloyd Wright's iconic Robie House. Designed by Alex Voth, this 3 bedroom, 6 bathroom home blends Prairie-style elegance with exceptional craftsmanship and materials throughout. Built for an active lifestyle, it features an indoor synthetic hockey rink, sports pool with spa, weight room, putting green, and soccer pitch. The open-concept main floor connects seamlessly to a glass-enclosed outdoor kitchen and patio for year-round indoor-outdoor living. Highlights include a chef's kitchen loaded with premium appliances, a home theatre with bar, extensive solid fir and cherry millwork, bluestone exterior, and advanced mechanical systems. A rare North Vancouver luxury offering built to last.



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

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Active
R3180221
Board: V
House/Single Family

4230 LIONS AVENUE
North Vancouver
Forest Hills NV
V7R 3S5

Residential Detached
$6,698,000 (LP)
(SP) M



Sold Date:		If new, GST/HST inc?:		Original Price:	**$6,698,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**2013**
Frontage(feet):	**70.00**	Bathrooms:	**6**	Age:	**13**
Frontage(metres):	**21.34**	Full Baths:	**5**	Zoning:	**RSCH**
Depth / Size:	**104.60 IRR**	Half Baths:	**1**	Gross Taxes:	**$15,685.32**
Lot Area (sq.ft.):	**9,900.00**	Rear Yard Exp:	**North**	For Tax Year:	**2025**
Lot Area (acres):	**0.23**	P.I.D.:	**009-910-816**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	**Virtual Tour URL**
View:	:				
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: **Stone, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2025**
# of Fireplaces: **3** R.I. Fireplaces: Rain Screen: **Full**
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Hot Water, Radiant** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** 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: :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 1, BLOCK 14, PLAN VAP8857, DISTRICT LOT 577, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK X, DL 596 & 597**

Amenities: **Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub**

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):	2,091
Finished Floor (Above):	1,753
Finished Floor (AbvMain2):	0
Finished Floor (Below):	2,094
Finished Floor (Basement):	0
Finished Floor (Total):	5,938 sq. ft.
Unfinished Floor:	0
Grand Total:	5,938 sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **23**

Floor	Type	Dimensions
Main	Living Room	16'10 x15'5
Main	Dining Room	19'10 x11'5
Main	Kitchen	16'0 x15'8
Main	Family Room	17'6 x16'3
Main	Nook	10'11 x8'9
Main	Gym	15'5 x12'2
Main	Laundry	15'6 x10'6
Main	Pantry	5'11 x5'9
Main	Foyer	11'4 x6'9
Above	Primary Bedroom	16'10 x15'7
Above	Walk-In Closet	7'11 x6'5
Above	Walk-In Closet	9'9 x5'11
Above	Bedroom	13'4 x12'11

Floor	Type	Dimensions
Above	Bedroom	13'4 x 11'10
Above	Office	12'1 x 9'10
Above	Laundry	11'0 x 10'1
Below	Other	35'0 x 16'3
Below	Media Room	22'8 x 13'1
Main	Bar Room	9'1 x 7'2
Below	Den	14'11 x 7'45
Below	Storage	13'2 x 5'11
Below	Storage	11'7 x 10'0
Below	Utility	14'11 x 7'5
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	2
Main	3
Above	6
Above	4
Above	4
Below	3

Manuf Type: Registered in MHR?: PAD Rental:
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.



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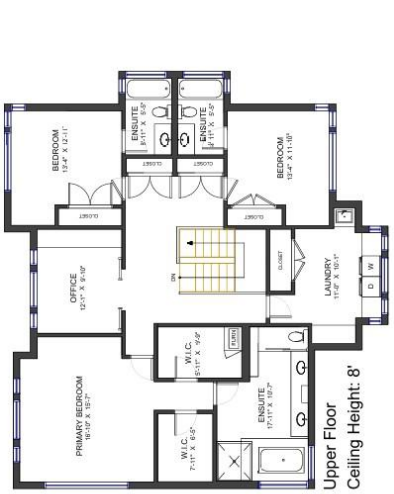
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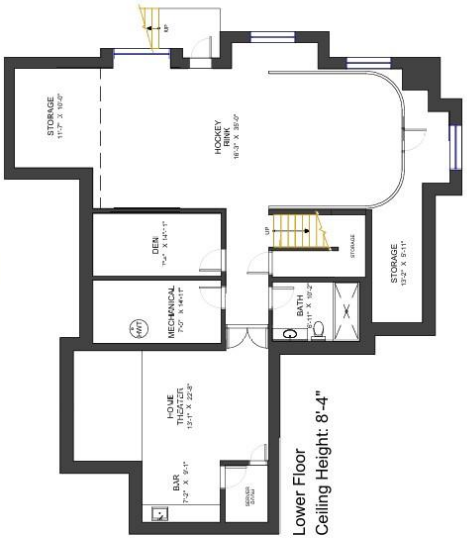
LOT AREA	10,043 SF

LIVING AREA	5,938 SF
MAIN FLOOR	2,091 SF
UPPER FLOOR	1,753 SF
LOWER FLOOR	2,094 SF

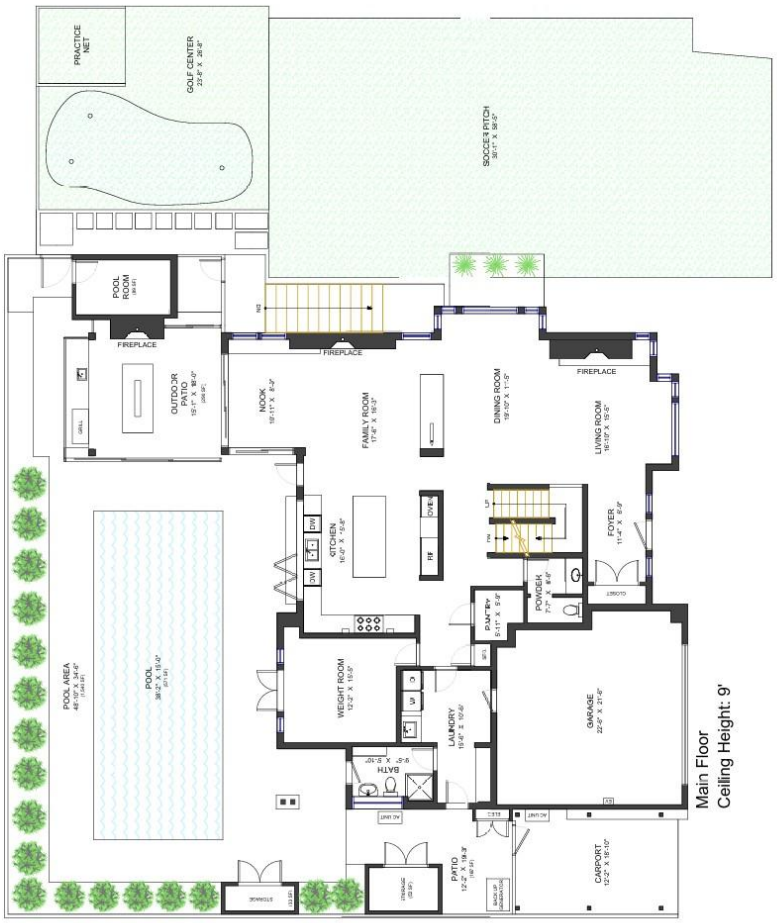
AUXILIARY AREA	5,782 SF
BACKYARD	2,729 SF
GARAGE	486 SF
CARPORT	242 SF
GOLF CENTER	637 SF
SOCCER PITCH	1,688 SF



Upper Floor
Ceiling Height: 8'



Lower Floor
Ceiling Height: 8'-4"



Main Floor
Ceiling Height: 9'

Valid Until: April 16, 2027

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360 hometours.ca

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The areas/dimensions are accurate within +/- 2%. E&O insured.
Total square footage might be kept consistent with strata 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.
Lot size based on owner-provided information; not independently verified.

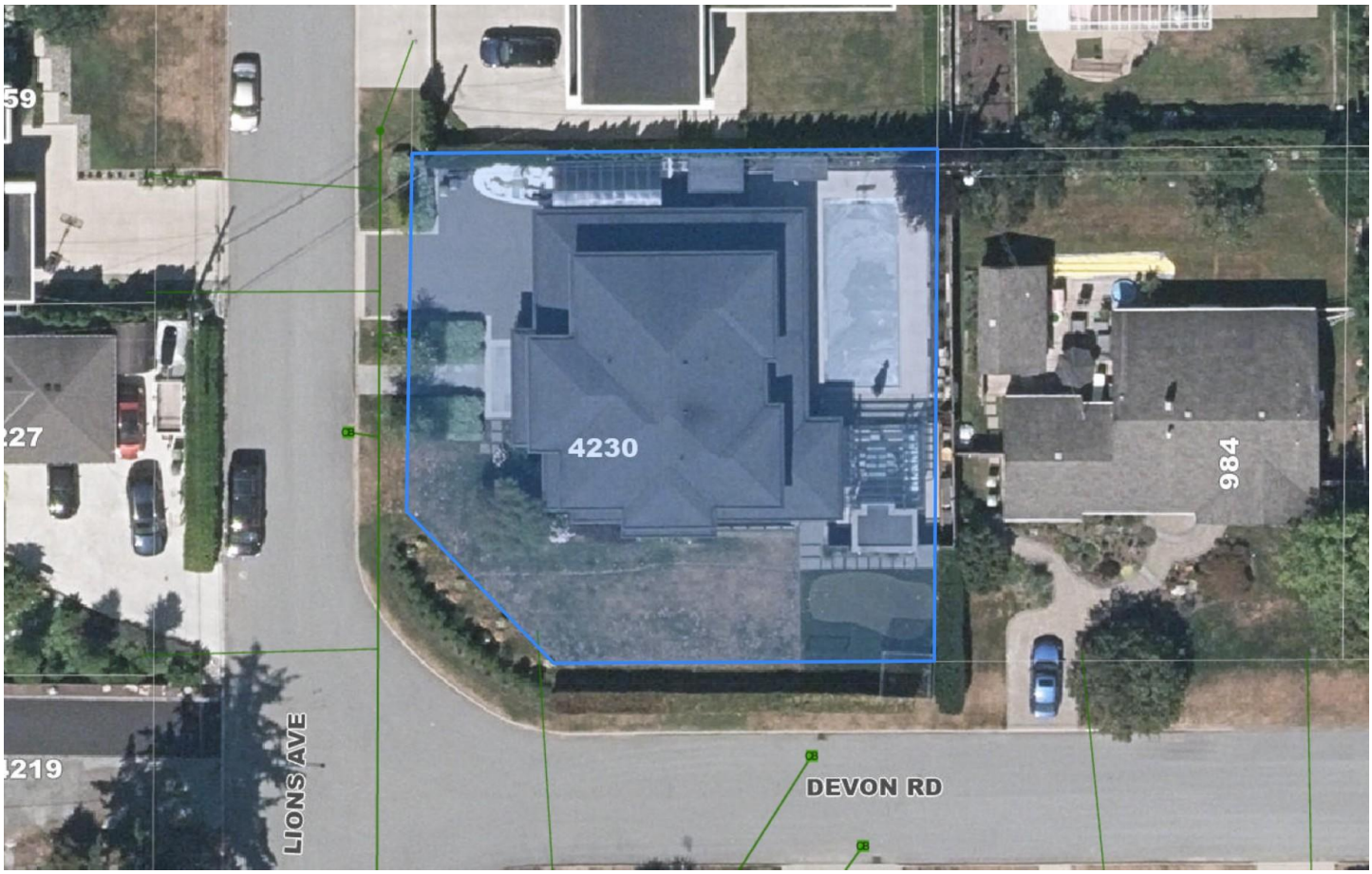


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