



## 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

<b>Active</b> <b>R3130146</b> Board: V House/Single Family		<b>2847 MATHERS AVENUE</b> West Vancouver Altamont V7V 2J8		Residential Detached <b>\$3,500,000</b> (LP) (SP) <b>M</b>	
		Sold Date:		If new, GST/HST inc?:	
		Meas. Type: <b>Feet</b>		Bedrooms: <b>5</b>	
		Frontage(feet): <b>319.80</b>		Bathrooms: <b>3</b>	
		Frontage(metres): <b>97.48</b>		Full Baths: <b>3</b>	
		Depth / Size: <b>397.57 IRR</b>		Half Baths: <b>0</b>	
		Lot Area (sq.ft.): <b>52,272.00</b>		Rear Yard Exp: <b>Northeast</b>	
		Lot Area (acres): <b>1.20</b>		P.I.D.: <b>011-264-179</b>	
		Flood Plain:		Tax Inc. Utilities?:	
		View: <b>No :</b>		Tour: <b>Virtual Tour URL</b>	
		Complex/Subdiv:			
		First Nation Reserve:			
		Services Connected: <b>Electricity, Natural Gas, Water</b>			
		Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>	
Style of Home: <b>3 Storey</b>		Total Parking: <b>6</b>		Covered Parking: <b>2</b>	
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Double</b>		Parking Access: <b>Front</b>	
Exterior: <b>Wood</b>		Driveway Finish:			
Foundation: <b>Concrete Perimeter</b>		Dist. to Public Transit: <b>Near</b>		Dist. to School Bus: <b>Near</b>	
Renovations:		Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:	
# of Fireplaces: <b>2</b>		Property Disc.: <b>No</b>			
R.I. Fireplaces:		Fixtures Leased: <b>No :</b>			
Fireplace Fuel: <b>Natural Gas, Wood</b>		Fixtures Rmvd: <b>:</b>			
Fuel/Heating: <b>Baseboard, Forced Air, Natural Gas</b>		Floor Finish: <b>Wall/Wall/Mixed</b>			
Outdoor Area: <b>Patio(s)</b>		Legal: <b>LOT 87, PLAN VAP4948, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 15068/17104</b>			
Type of Roof: <b>Torch-On</b>		Amenities:			
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>		Features: <b>CithWsh/Dryr/Frdg/Stve/DW</b>			
Finished Floor (Main): <b>1,386</b>		Floor Type		Dimensions	
Finished Floor (Above): <b>837</b>		Main <b>Living Room</b>		<b>20'2 x 14'11</b>	
Finished Floor (AbvMain2): <b>0</b>		Main <b>Dining Room</b>		<b>16'1 x 11'1</b>	
Finished Floor (Below): <b>814</b>		Main <b>Kitchen</b>		<b>12'10 x 9'10</b>	
Finished Floor (Basement): <b>0</b>		Main <b>Eating Area</b>		<b>8'5 x 6'7</b>	
Finished Floor (Total): <b>3,037 sq. ft.</b>		Main <b>Bedroom</b>		<b>13'6 x 11'6</b>	
Unfinished Floor: <b>0</b>		Main <b>Den</b>		<b>12'1 x 9'1</b>	
Grand Total: <b>3,037 sq. ft.</b>		Main <b>Foyer</b>		<b>13'6 x 6'6</b>	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Above <b>Primary Bedroom</b>		<b>15'3 x 11'9</b>	
Suite:		Above <b>Bedroom</b>		<b>11'9 x 9'9</b>	
Basement: <b>None</b>		Above <b>Bedroom</b>		<b>11'9 x 8'10</b>	
Crawl/Bsmt. Height: <b># of Levels: 2</b>		Above <b>Bedroom</b>		<b>9'10 x 9'2</b>	
# of Kitchens: <b>1</b>		Below <b>Recreation Room</b>		<b>19'4 x 13'0</b>	
		Below <b>Laundry</b>		<b>19'6 x 8'4</b>	
		Manuf Type:		Registered in MHR?:	
		MHR#:		CSA/BCE:	
		ByLaw Restrictions:		PAD Rental:	
				Maint. Fee:	
Listing Broker(s): <b>Bellevue Realty Group</b>		<b>RE/MAX Lionel Lorence</b>			

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

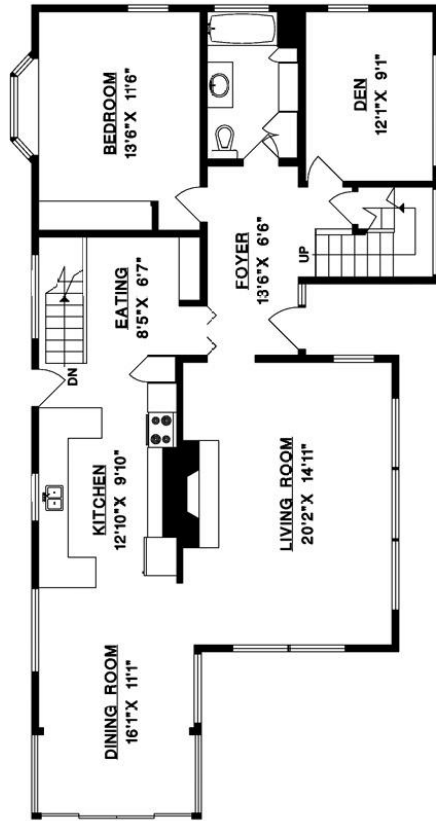
All information contained herein is deemed to be accurate but should not be relied upon without verification.



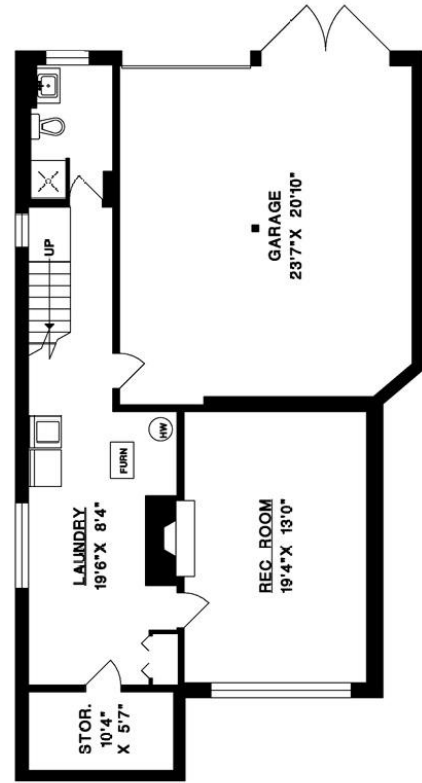
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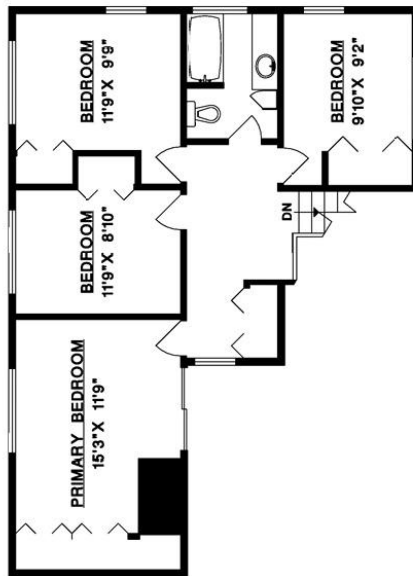
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MAIN FLOOR



LOWER FLOOR



UPPER FLOOR

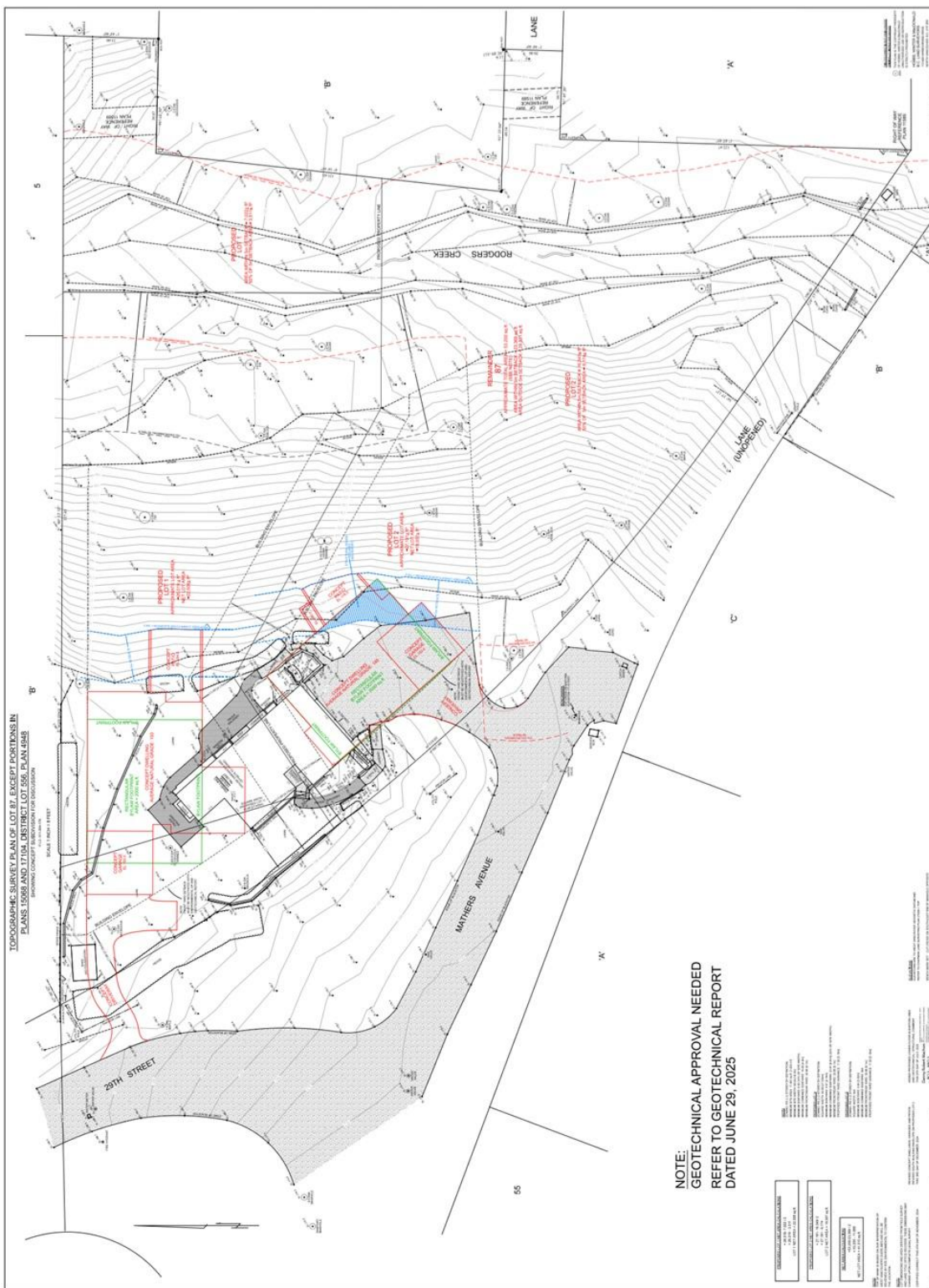
2847 MATHERS AVENUE

- 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.



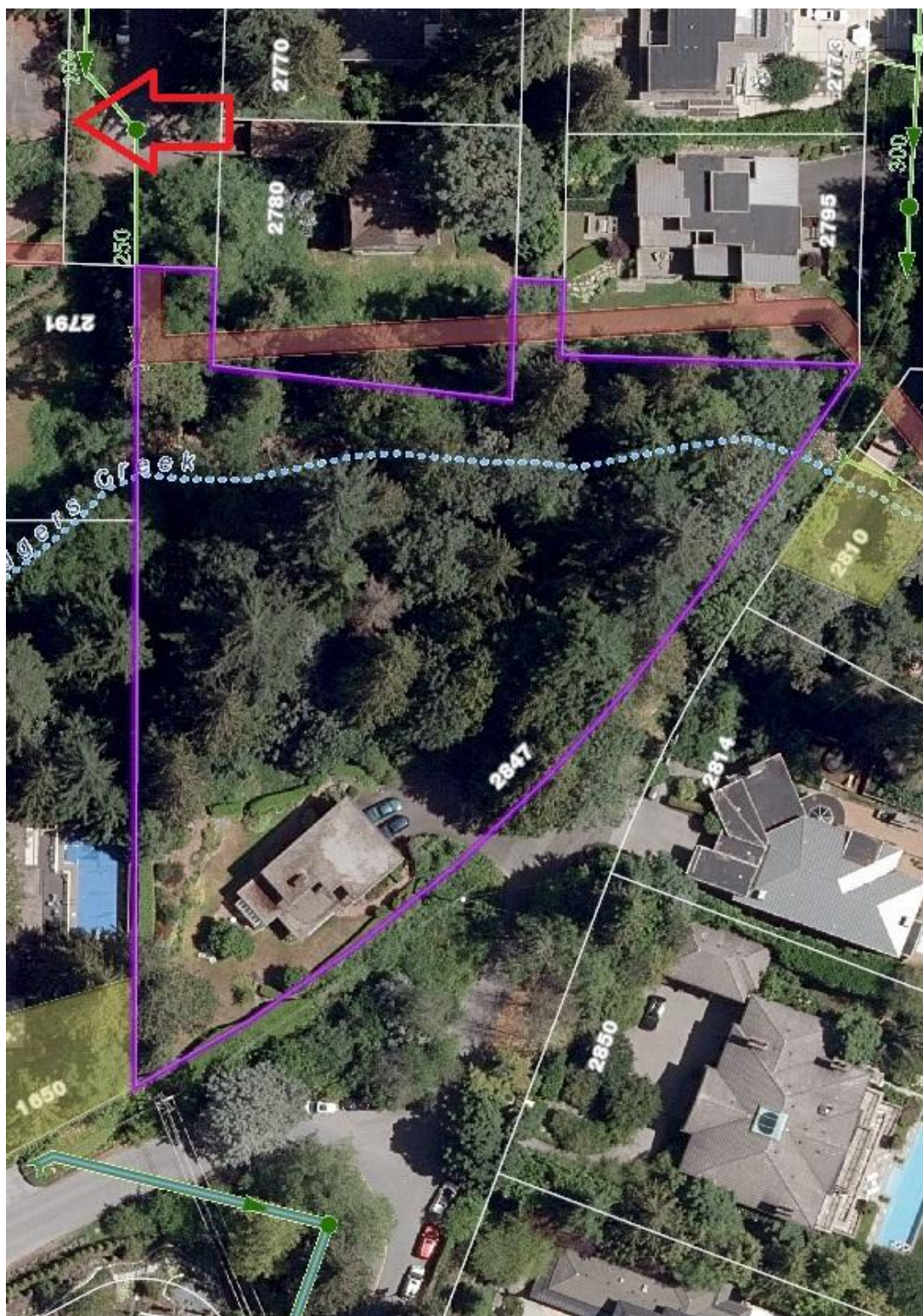
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