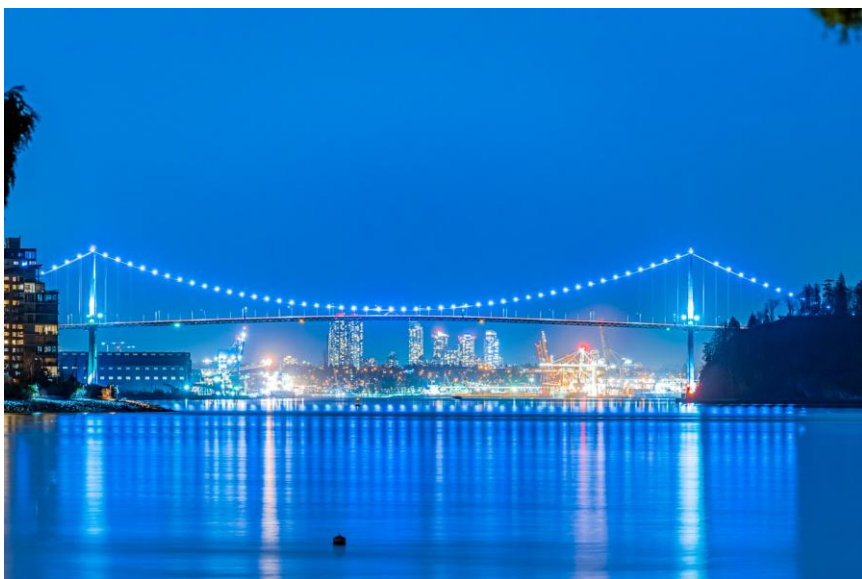




2878 Bellevue Avenue Offered at \$13,998,000

Situated on West Vancouver's most prestigious waterfront street, this exceptional Hollingsworth-designed home offers 4,196 sq. ft. of refined luxury. From the elegant gated entry and a captivating water feature to striking glass doors, every detail impresses. Offering 4 bedrooms with spa-inspired ensuites, a stunning Snidero kitchen, and a climate-controlled wine room with feature glass wall. Fully automated with Lutron lighting, integrated sound, and power blinds. Includes a bonus 1,277 sq. ft. crawl space for storage. Sophisticated living at its finest.



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Active R3147818 Board: V House/Single Family		2878 BELLEVUE AVENUE West Vancouver Altamont V7V 1E8		Residential Detached \$13,998,000 (LP) (SP) 																																																																																																			
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$13,998,000 Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 2016 Frontage(feet): 52.50 Bathrooms: 5 Age: 10 Frontage(metres): 16.00 Full Baths: 4 Zoning: RS4 Depth / Size: 225.50 IRR Half Baths: 1 Gross Taxes: \$78,025.47 Lot Area (sq.ft.): 11,851.00 Rear Yard Exp: Southwest For Tax Year: 2026 Lot Area (acres): 0.27 P.I.D.: 011-240-521 Tax Inc. Utilities?: _____ Flood Plain: _____ Tour: Virtual Tour URL View: Yes: spectacular water and city Complex/Subdiv: _____ First Nation Reserve: _____ Services Connected: Electricity, Natural Gas, Water Sewer Type: _____ Water Supply: City/Municipal																																																																																																					
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Glass, Stone, Stucco Foundation: Concrete Perimeter		Total Parking: 2 Covered Parking: 4 Parking Access: Front Parking: Garage; Double, Visitor Parking 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 Rain Screen: Full Fixtures Leased: No Metered Water: _____ R.I. Plumbing: _____ Fixtures Rmvd: No Floor Finish: Hardwood, Tile, Wall/Wall/Mixed																																																																																																					
Renovations: _____ # of Fireplaces: 3 R.I. Fireplaces: _____ Fireplace Fuel: Natural Gas Fuel/Heating: Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood		Legal: LOT A, BLOCK 28/29, PLAN VAP5136, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, FORESHORE ENCROACHMENT SEE ROLL #07-0048-001-000																																																																																																					
Amenities: _____ Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property Features: Clothes Washer/Dryer, Microwave, Oven - Built In, Range Top, Refrigerator																																																																																																							
Finished Floor (Main): 2,450 Finished Floor (Above): 1,538 Finished Floor (AbvMain2): 0 Finished Floor (Below): 208 Finished Floor (Basement): 0 Finished Floor (Total): 4,196 sq. ft. Unfinished Floor: 0 Grand Total: 4,196 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>17'11 x 17'4</td> <td></td> <td></td> <td>x</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>14'7 x 12'8</td> <td></td> <td></td> <td>x</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>16'10 x 16'4</td> <td></td> <td></td> <td>x</td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>14'0 x 13'1</td> <td></td> <td></td> <td>x</td> <td>Above 5</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>12'9 x 12'7</td> <td></td> <td></td> <td>x</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>10'1 x 9'11</td> <td></td> <td></td> <td>x</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>7'11 x 7'3</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>16'2 x 14'9</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>13'1 x 10'1</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'4 x 14'4</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'7 x 12'3</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Utility</td> <td>27'10 x 7'6</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	17'11 x 17'4			x	Floor #Pcs	Main	Dining Room	14'7 x 12'8			x	Main 2	Main	Kitchen	16'10 x 16'4			x	Main 3	Main	Family Room	14'0 x 13'1			x	Above 5	Main	Bedroom	12'9 x 12'7			x	Above 4	Main	Foyer	10'1 x 9'11			x	Above 3	Main	Laundry	7'11 x 7'3			x		Above	Primary Bedroom	16'2 x 14'9			x		Above	Walk-In Closet	13'1 x 10'1			x		Above	Bedroom	14'4 x 14'4			x		Above	Bedroom	14'7 x 12'3			x		Below	Utility	27'10 x 7'6			x				x			x	
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Suite: _____ Basement: None		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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BRG

2878 BELLEVUE AVENUE

MAIN FLOOR	2,450 SQ. FT.	CRAWL SPACE	1,277 SQ. FT.
UPPER FLOOR	1,538 SQ. FT.	GARAGE	569 SQ. FT.
LOWER FLOOR	208 SQ. FT.	PATIO	257 SQ. FT.
TOTAL	4,196 SQ. FT.		



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2878 Bellevue Avenue - Features

- Designed and built by acclaimed architect Russell Hollingsworth
- Signature Snaidero chef's kitchen with sleek European design
- Elegant Pental Quartz countertops throughout
- Impressive 488-bottle, temperature-controlled wine room – ideal for collectors
- Dramatic open fireplace anchoring the main living space
- Soaring ceilings creating light-filled, airy interiors
- Commercial-grade sliding windows and doors for effortless indoor-outdoor flow
- Hard-wired power blinds for convenience and privacy
- Automated kitchen skylights enhancing natural light and ventilation
- Fully integrated Lutron lighting system
- Advanced Savant smart home automation for modern living
- Whole-home water purification system
- Sophisticated basalt and hardwood flooring throughout the interior
- Expansive brushed basalt patios for elevated outdoor entertaining
- Custom artificial turf 4-hole putting green for private recreation
- Private gated entry ensuring security and exclusivity



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