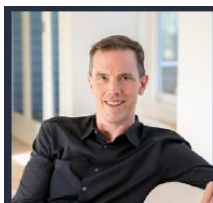


## 2878 Bellevue Avenue Offered at \$14,998,000

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 Snaidero 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.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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

<b>Active</b> <b>R3119455</b> Board: V House/Single Family		<b>2878 BELLEVUE AVENUE</b> West Vancouver Altamont V7V 1E8		Residential Detached <b>\$14,998,000</b> (LP) (SP) 				
		Sold Date:		If new, GST/HST inc?:				
		Meas. Type: <b>Feet</b>		Bedrooms: <b>4</b>				
		Frontage(feet): <b>52.50</b>		Bathrooms: <b>5</b>				
		Frontage(metres): <b>16.00</b>		Full Baths: <b>4</b>				
		Depth / Size: <b>225.50 IRR</b>		Half Baths: <b>1</b>				
		Lot Area (sq.ft.): <b>11,851.00</b>		Rear Yard Exp: <b>Southwest</b>				
		Lot Area (acres): <b>0.27</b>		P.I.D.: <b>011-240-521</b>				
		Flood Plain:		Original Price: <b>\$14,998,000</b>				
		View: <b>Yes: spectacular water and city</b>		Approx. Year Built: <b>2016</b>				
		Complex/Subdiv:		Age: <b>10</b>				
		First Nation Reserve:		Zoning: <b>RS4</b>				
		Services Connected: <b>Electricity, Natural Gas, Water</b>		Gross Taxes: <b>\$75,144.43</b>				
		Sewer Type: <b>Water Supply: City/Municipal</b>		For Tax Year: <b>2025</b>				
				Tax Inc. Utilities?:				
				Tour: <b>Virtual Tour URL</b>				
Style of Home: <b>2 Storey</b>		Total Parking: <b>2</b>		Covered Parking: <b>4</b>				
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Double, Visitor Parking</b>		Parking Access: <b>Front</b>				
Exterior: <b>Glass, Stone, Stucco</b>		Driveway Finish: <b>Paving Stone</b>		Dist. to School Bus: <b>Near</b>				
Foundation: <b>Concrete Perimeter</b>		Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:				
Renovations:		Reno. Year:		Property Disc.: <b>Yes</b>				
# of Fireplaces: <b>3</b>		Rain Screen: <b>Full</b>		Fixtures Leased: <b>No</b>				
R.I. Fireplaces:		Metered Water:		Fixtures Rmvd: <b>No</b>				
Fireplace Fuel: <b>Natural Gas</b>		R.I. Plumbing:		Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>				
Fuel/Heating: <b>Natural Gas, Radiant</b>								
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>								
Type of Roof: <b>Wood</b>								
Legal: <b>LOT A, BLOCK 28/29, PLAN VAP5136, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, FORESHORE ENCROACHMENT SEE ROLL #07-0048-001-000</b>								
Amenities:								
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property</b>								
Features: <b>Clothes Washer/Dryer, Microwave, Oven - Built In, Range Top, Refrigerator</b>								
Finished Floor (Main): <b>2,450</b>		Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): <b>1,538</b>		Main	Living Room	17'11 x 17'4			x	Floor #Pcs
Finished Floor (AbvMain2): <b>0</b>		Main	Dining Room	14'7 x 12'8			x	Main 2
Finished Floor (Below): <b>208</b>		Main	Kitchen	16'10 x 16'4			x	Main 3
Finished Floor (Basement): <b>0</b>		Main	Family Room	14'0 x 13'1			x	Above 5
Finished Floor (Total): <b>4,196 sq. ft.</b>		Main	Bedroom	12'9 x 12'7			x	Above 4
Unfinished Floor: <b>0</b>		Main	Foyer	10'1 x 9'11			x	Above 3
Grand Total: <b>4,196 sq. ft.</b>		Main	Laundry	7'11 x 7'3			x	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Above	Primary Bedroom	16'2 x 14'9			x	
Suite:		Above	Walk-In Closet	13'1 x 10'1			x	
Basement: <b>None</b>		Above	Bedroom	14'4 x 14'4			x	
Crawl/Bsmt. Height: <b># of Levels: 3</b>		Above	Bedroom	14'7 x 12'3			x	
# of Kitchens: <b>1</b>		Below	Utility	27'10 x 7'6			x	
# of Rooms: <b>12</b>							x	
Manuf Type:		Registered in MHR?:		PAD Rental:				
MHR#:		CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:								
Listing Broker(s): <b>Bellevue Realty Group</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.



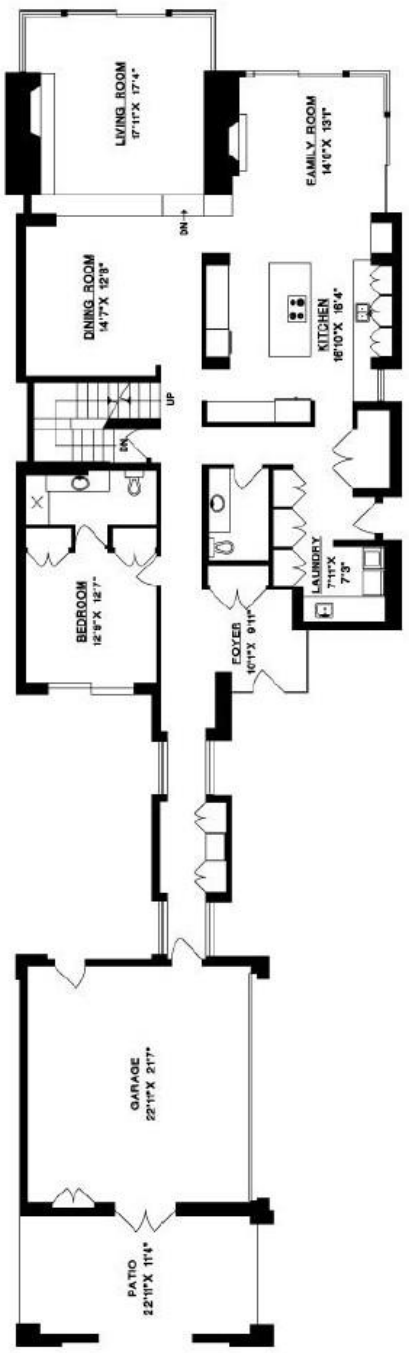
**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

604-312-9999

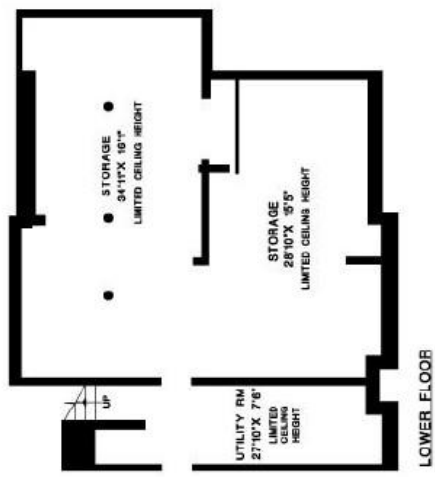
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

2878 BELLEVUE AVENUE

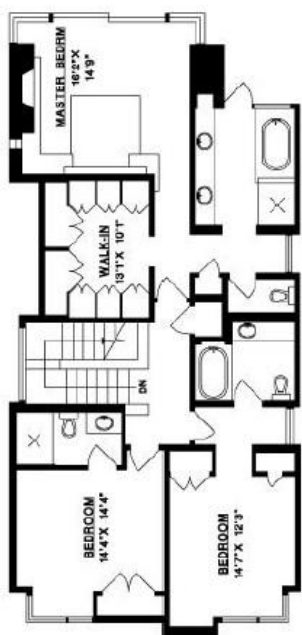
MAIN FLOOR	2,450 SQ. FT.	CRAWL SPACE	1,277 SQ. FT.
UPPER FLOOR	1,538 SQ. FT.	GARAGE	569 SQ. FT.
LOWER FLOOR	208 SQ. FT.	PATIO	257 SQ. FT.
<b>TOTAL</b>	<b>4,196 SQ. FT.</b>		



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

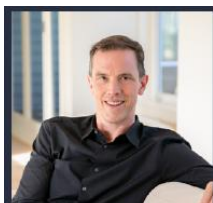
**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



## 2878 Bellevue Avenue - Features

- Designed and built by acclaimed architect Russell Hollingsworth
- Signature Snaidero chef's kitchen with sleek European design
- Elegant Pentel Quartz countertops throughout
- Impressive 488-bottle, temperature-controlled wine room – ideal for collectors
- Striking 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
- Private gated entry ensuring security and exclusivity





**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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