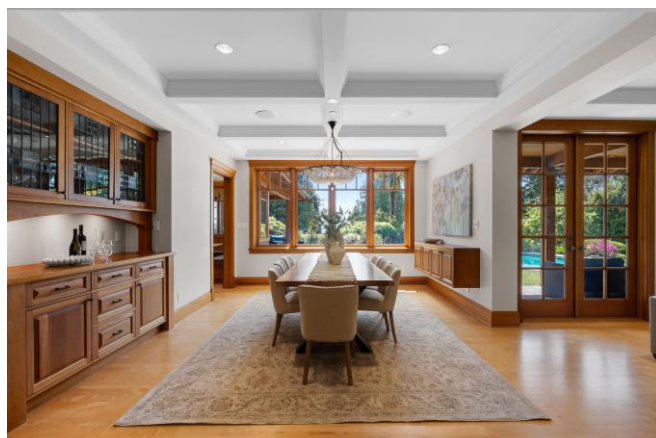




3091 Mathers Avenue Offered at \$6,749,000

This exceptional 6,146 sq ft family residence, designed by Brad Lamoureux and built by Rim Rock Developments, blends thoughtful design with expert craftsmanship. Offering 5 bedrooms and 6 bathrooms, the home provides generous space for comfortable family living with room to grow. The seamless connection between the pool, kitchen, and living areas creates an ideal setting for effortless entertaining. Set on an impressive 0.83-acre property, the grounds feature mature, meticulously maintained landscaping—perfect for gatherings and special occasions. An incredible irrigated wooded area to the north offers a magical setting for children. This timeless West Coast classic is a must-see.



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Active
R3172242Board: V
House/Single Family**3091 MATHERS AVENUE**West Vancouver
Altamont
V7V 2K3

Residential Detached

\$6,749,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$6,749,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1998**
 Frontage(feet): **125.30** Bathrooms: **6** Age: **28**
 Frontage(metres): **38.19** Full Baths: **4** Zoning: **RS2**
 Depth / Size: **239.20 IRR** Half Baths: **2** Gross Taxes: **\$36,743.23**
 Lot Area (sq.ft.): **36,155.00** Rear Yard Exp: **South** For Tax Year: **2026**
 Lot Area (acres): **0.83** P.I.D.: **011-263-920** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: spectacular Point Grey & water**
 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, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel: **Natural Gas, Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** 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: **Yes: Dining room chandelier**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: LOT 72, PLAN VAP4948, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC PT IN REF PL 3926

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, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	2,079	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,723	Main	Living Room	19'6 x 15'6	Below	Recreation Room	29'1 x 25'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	27'0 x 12'11	Below	Office	18'9 x 14'10	Main	2
Finished Floor (Below):	2,344	Main	Kitchen	15'4 x 11'3	Below	Flex Room	14'9 x 12'10	Above	6
Finished Floor (Basement):	0	Main	Eating Area	13'2 x 9'4	Below	Bedroom	12'11 x 10'4	Above	3
Finished Floor (Total):	6,146sq. ft.	Main	Family Room	19'4 x 14'10	Below	Wine Room	11'3 x 10'3	Above	4
Unfinished Floor:	0	Main	Office	11'1 x 8'5	Below	Utility	11'3 x 8'4	Below	4
Grand Total:	6,146sq. ft.	Main	Laundry	10'6 x 8'7	Below	Utility	12'7 x 6'10	Below	2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	6'10 x 6'7			x		
		Above	Primary Bedroom	16'0 x 15'7			x		
		Above	Walk-In Closet	11'6 x 7'11			x		
		Above	Bedroom	14'0 x 12'6			x		
		Above	Bedroom	13'9 x 13'3			x		
		Above	Bedroom	13'9 x 13'3			x		
Suite:									
Basement:None									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 20	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Bellevue Realty Group****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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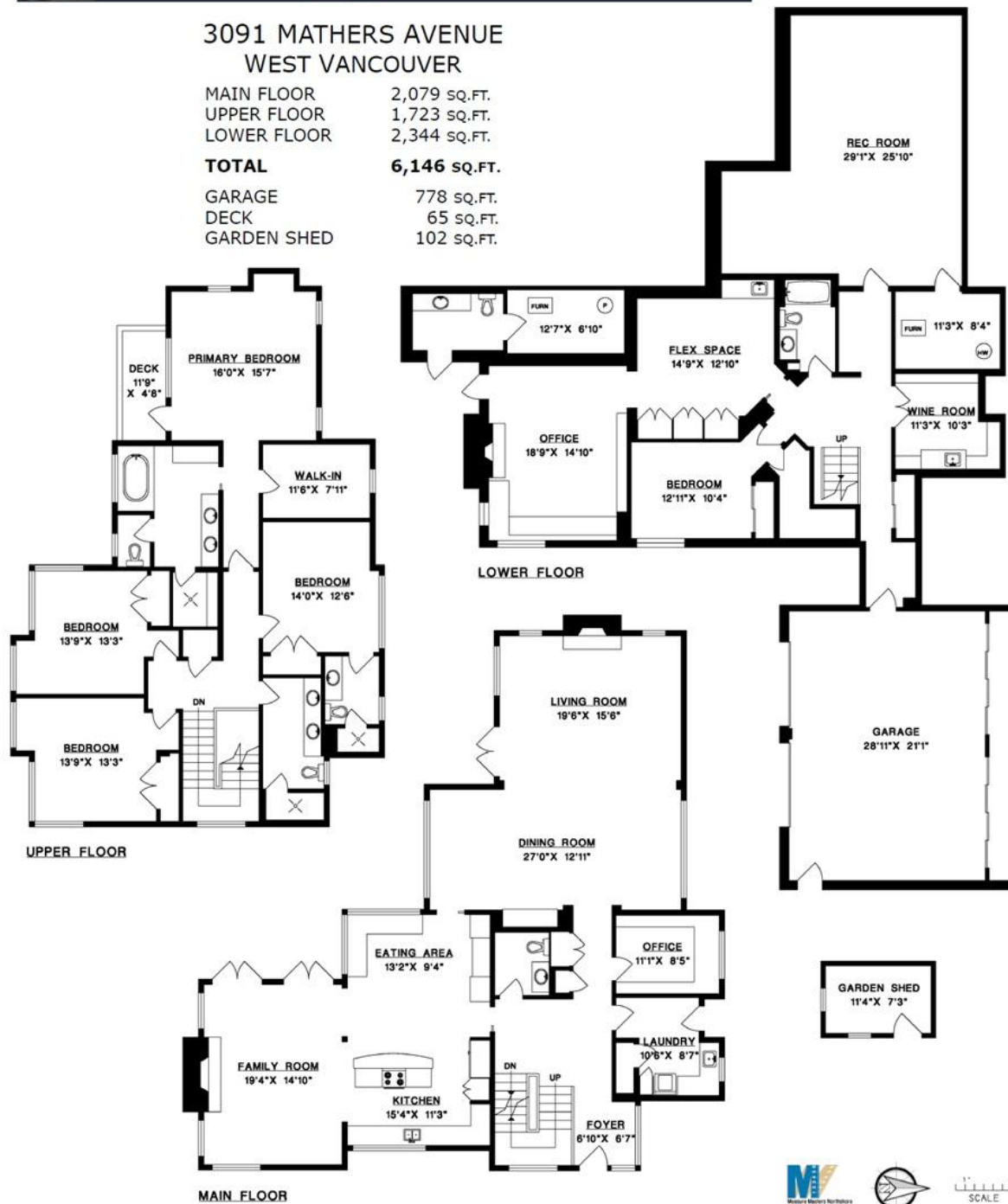


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BRG
2479 BELLEVUE AVE
WEST VANCOUVER, BC V7V 1E1

3091 MATHERS AVENUE WEST VANCOUVER

MAIN FLOOR	2,079 SQ.FT.
UPPER FLOOR	1,723 SQ.FT.
LOWER FLOOR	2,344 SQ.FT.
TOTAL	6,146 SQ.FT.
GARAGE	778 SQ.FT.
DECK	65 SQ.FT.
GARDEN SHED	102 SQ.FT.



1" = 5'
SCALE



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