






5 Glenmore Drive Offered at \$2,398,000

This half duplex home is STUNNING. Offering a total of 6 bedrooms (including a 2 bedroom suite), 4 bathroom and over 3,400 sq. ft. of living space. Luxury features include radiant heat, air conditioning, beautiful hardwood floors, overheight ceilings and Fischer Paykel integrated appliances in the kitchen. The main floor is perfect for entertaining. Enjoy the huge open space with massive kitchen island and eclipse doors that open to a large covered and heated patio. Enjoy complete privacy with the park-like setting. Just steps to the Baden Powel trail and Collingwood Highschool. The 2 bedroom separate mortgage helper on the lower level is a huge benefit.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		5 GLENMORE DRIVE		Residential Attached					
R3133223		West Vancouver Glenmore V7S 1A5		\$2,398,000 (LP)  (SP) 					
Board: V 1/2 Duplex									
		Sold Date:		If new, GST/HST inc?:					
		Meas. Type: Feet		Bedrooms: 5					
		Frontage(feet):		Bathrooms: 4					
		Frontage(metres):		Full Baths: 3					
		Depth / Size (ft.):		Half Baths: 1					
		Sq. Footage: 0.00		Original Price: \$2,398,000					
		Flood Plain:		Approx. Year Built: 2022					
		View: No :		Age: 4					
		Complex / Subdiv:		Zoning: RD1					
		First Nation		Gross Taxes: \$6,886.32					
		Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		For Tax Year: 2025					
		Sewer Type: City/Municipal		Tax Inc. Utilities?:					
		Water Supply: City/Municipal		Tour: Virtual Tour URL					
Style of Home: 3 Storey		Total Parking: 2		Covered Parking: 1					
Construction: Concrete, Frame - Wood		Parking: Garage; Single		Parking Access: Front					
Exterior: Fibre Cement Board, Metal		Dist. to Public Transit: Near		Dist. to School Bus: Near					
Foundation: Concrete Perimeter		Title to Land: Freehold Strata							
Renovations:		Property Disc.: Yes							
# of Fireplaces: 1		Fixtures Leased: No :							
R.I. Fireplaces:		Fixtures Rmvd: No :							
Fireplace Fuel: Gas - Natural		Floor Finish: Hardwood							
Fuel/Heating: Hot Water, Radiant									
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard									
Type of Roof: Torch-On									
Legal: STRATA LOT 1, PLAN EPS8553, DISTRICT LOT 604, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V									
Amenities: None									
Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby									
Features: CithWsh/Dryr/Frdg/Stve/DW									
Finished Floor (Main): 1,022		Units in Development: 2		Tot Units in Strata:					
Finished Floor (Above): 1,192		Exposure:		Stores in Building:					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name:		Mgmt. Co's #:					
Finished Floor (Below): 1,274		Maint Fee: \$0.00		Council/Park Apprv?:					
Finished Floor (Basement): 0		Maint Fee Includes:		Locker:					
Finished Floor (Total): 3,488 sq. ft.		Bylaws Restrictions: No Restrictions							
Unfinished Floor: 0		Restricted Age:		# of Pets:					
Grand Total: 3,488 sq. ft.		# or % of Rentals Allowed:		Cats:					
Suite:		Short Term (<1yr)Rnt/Lse Alwd?: Yes		Dogs:					
Basement: None		Short Term Lse-Details: No restrictions							
Crawl/Bsmt. Ht:									
# of Levels: 3									
# of Kitchens: 2									
# of Rooms: 14									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	21'11 x 14'5	Above	Laundry	7'1 x 5'4	1	Main	2	No
Main	Dining Room	16'9 x 12'0	Below	Living Room	13'7 x 13'7	2	Above	5	Yes
Main	Kitchen	16'0 x 14'5	Below	Kitchen	13'7 x 9'3	3	Above	4	No
Main	Foyer	9'8 x 4'1	Below	Bedroom	11'1 x 10'1	4	Below	4	No
Above	Primary Bedroom	16'6 x 14'6	Below	Bedroom	10'10 x 7'8	5			
Above	Walk-In Closet	10'7 x 7'7	Below	Flex Room	18'2 x 8'8	6			
Above	Bedroom	14'6 x 9'8				7			
Above	Bedroom	10'7 x 9'9				8			
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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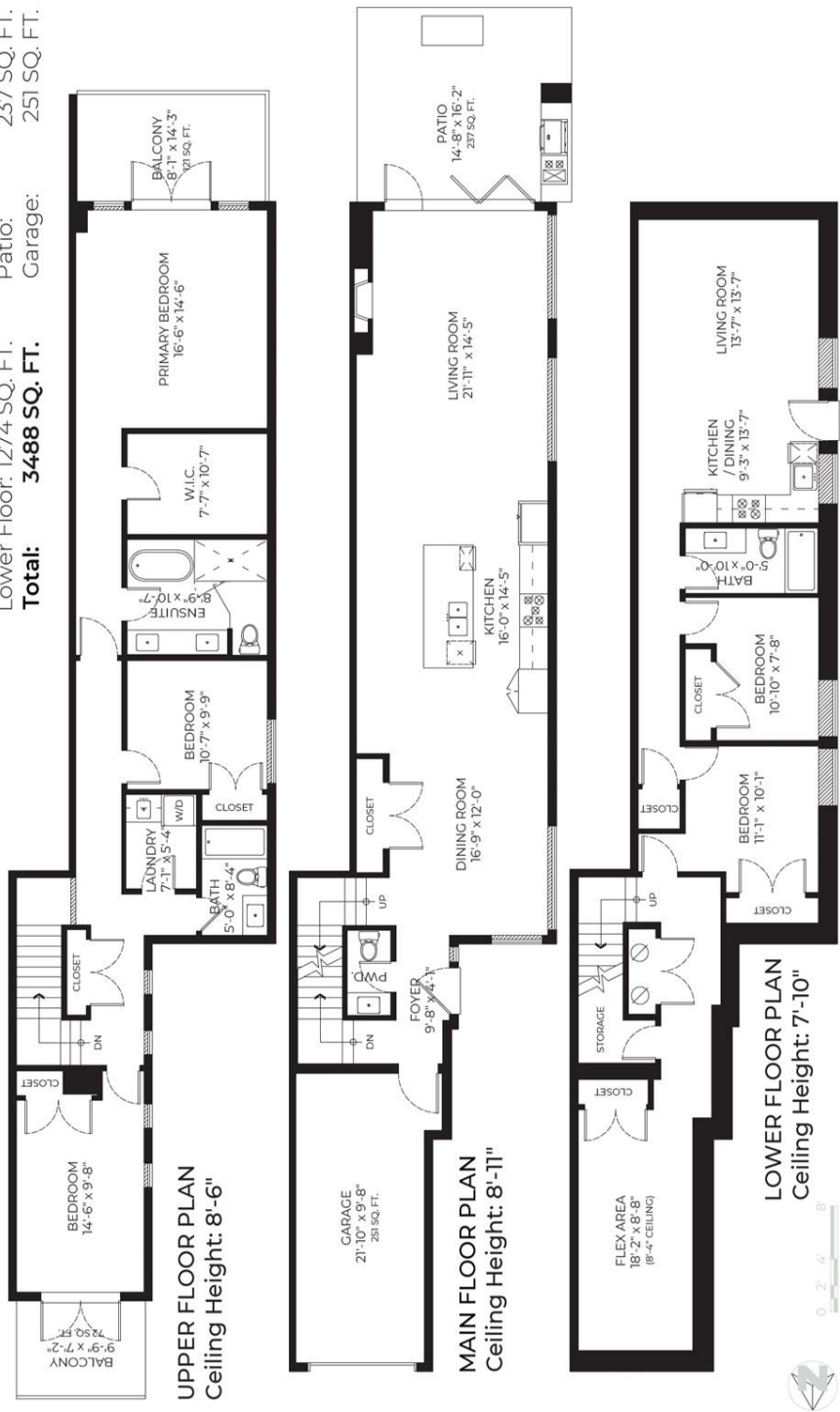
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BRG

5 Glenmore Drive, West Vancouver, BC

Upper Floor: 1192 SQ. FT.
 Main Floor: 1022 SQ. FT.
 Lower Floor: 1274 SQ. FT.
Total: 3488 SQ. FT.
 Rear Balcony: 121 SQ. FT.
 Balcony: 72 SQ. FT.
 Patio: 237 SQ. FT.
 Garage: 251 SQ. FT.



axion CREATIVE

FLOOR PLAN CREATED BY:
 SCANN3D.CA
 JULY 20, 2023

*PERSONAL REAL ESTATE CORPORATION. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES. ESO INSURED.



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