



1850 Rosebery Avenue Offered at \$2,848,000



Panoramic views are enjoyed this gently sloping 11,700 sq. ft. property boasting 80.30 ft. of frontage. This extremely well maintained 2 level, 5 bedroom, 3 bathroom, 3,155 sq. ft. home is ready for your renovation ideas. Update or add onto the existing home or build your dream home on this incredible lot on a level cul-de-sac street. Minutes to Hollyburn Country Club, Collingwood and Mulgrave. An incredible opportunity.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3147426 Board: V House/Single Family		1850 ROSEBERY AVENUE West Vancouver Queens V7V 2Z6		Residential Detached \$2,848,000 (LP) (SP) 																																																																																																			
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$2,848,000 Meas. Type: Feet Bedrooms: 5 Approx. Year Built: 1961 Frontage(feet): 80.30 Bathrooms: 3 Age: 65 Frontage(metres): 24.48 Full Baths: 3 Zoning: RS3 Depth / Size: 153.10 IRR Half Baths: 0 Gross Taxes: \$8,903.16 Lot Area (sq.ft.): 11,700.00 Rear Yard Exp: South For Tax Year: 2026 Lot Area (acres): 0.27 P.I.D.: 009-429-336 Tax Inc. Utilities?: _____ Flood Plain: _____ Tour: Virtual Tour URL View: Yes: beautiful city & water views Complex/Subdiv: _____ First Nation Reserve: _____ Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																																					
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stucco, Wood Foundation: Concrete Perimeter		Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Carport; Multiple Driveway Finish: Asphalt Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold NonStrata Land Lease Expiry Year: _____ Property Disc.: No Fixtures Leased: No Fixtures Rmvd: _____ Floor Finish: Hardwood, Tile, Wall/Wall/Mixed																																																																																																					
Renovations: _____ # of Fireplaces: 2 R.I. Fireplaces: _____ Fireplace Fuel: Natural Gas 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: _____																																																																																																					
Legal: LOT 6, PLAN VAP10393, DISTRICT LOT 1091, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																							
Amenities: Garden																																																																																																							
Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW																																																																																																							
Finished Floor (Main): 1,592 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,563 Finished Floor (Basement): 0 Finished Floor (Total): 3,155sq. ft. Unfinished Floor: 0 Grand Total: 3,155sq. 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>18'6" x 15'5"</td> <td>Below</td> <td>Storage</td> <td>15'10" x 9'4"</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>12'3" x 10'10"</td> <td></td> <td></td> <td></td> <td>Main 4</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>13'10" x 9'5"</td> <td></td> <td></td> <td></td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>10'7" x 6'8"</td> <td></td> <td></td> <td></td> <td>Below 3</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>16'0" x 11'10"</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>14'8" x 10'0"</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'0" x 10'1"</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>7'7" x 4'7"</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Recreation Room</td> <td>24'5" x 15'4"</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>15'3" x 12'4"</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>12'6" x 9'11"</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Mud Room</td> <td>15'3" x 6'9"</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Laundry</td> <td>14'10" x 8'3"</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	18'6" x 15'5"	Below	Storage	15'10" x 9'4"	Floor #Pcs	Main	Dining Room	12'3" x 10'10"				Main 4	Main	Kitchen	13'10" x 9'5"				Main 3	Main	Eating Area	10'7" x 6'8"				Below 3	Main	Primary Bedroom	16'0" x 11'10"					Main	Bedroom	14'8" x 10'0"					Main	Bedroom	11'0" x 10'1"					Main	Foyer	7'7" x 4'7"					Below	Recreation Room	24'5" x 15'4"					Below	Bedroom	15'3" x 12'4"					Below	Bedroom	12'6" x 9'11"					Below	Mud Room	15'3" x 6'9"					Below	Laundry	14'10" x 8'3"				
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Listing Broker(s): Bellevue Realty Group																																																																																																							

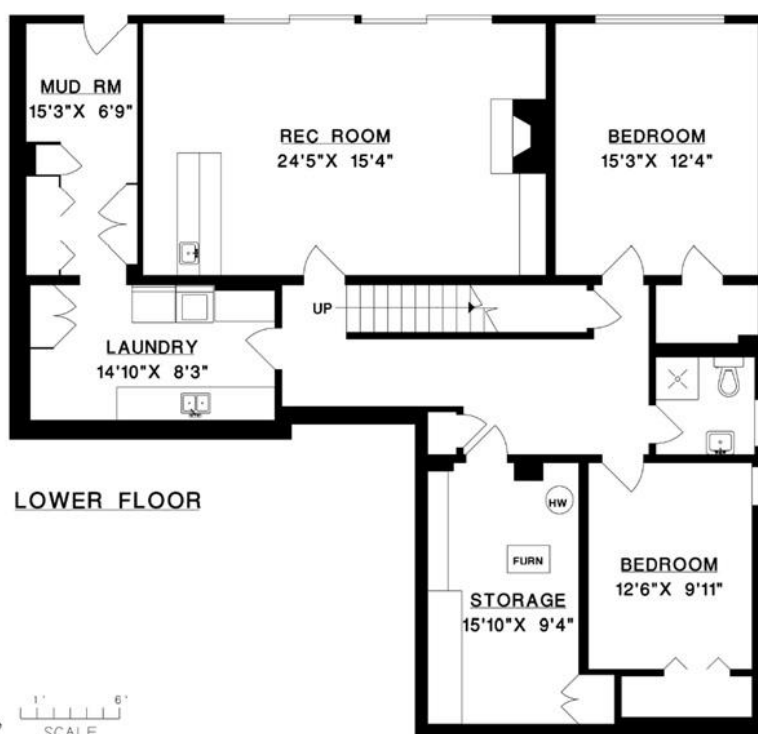
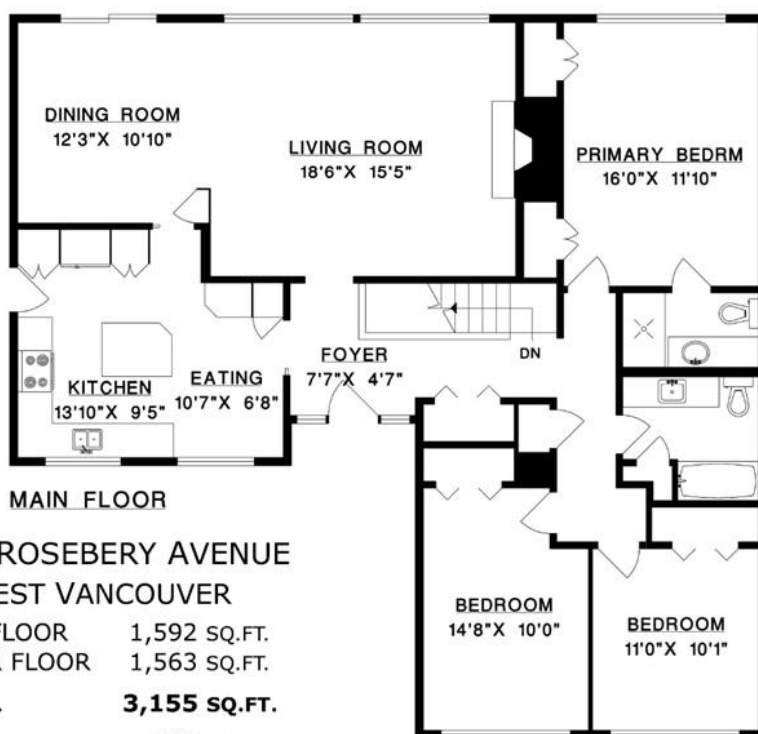
Full video tour at www.ericchristiansen.com

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



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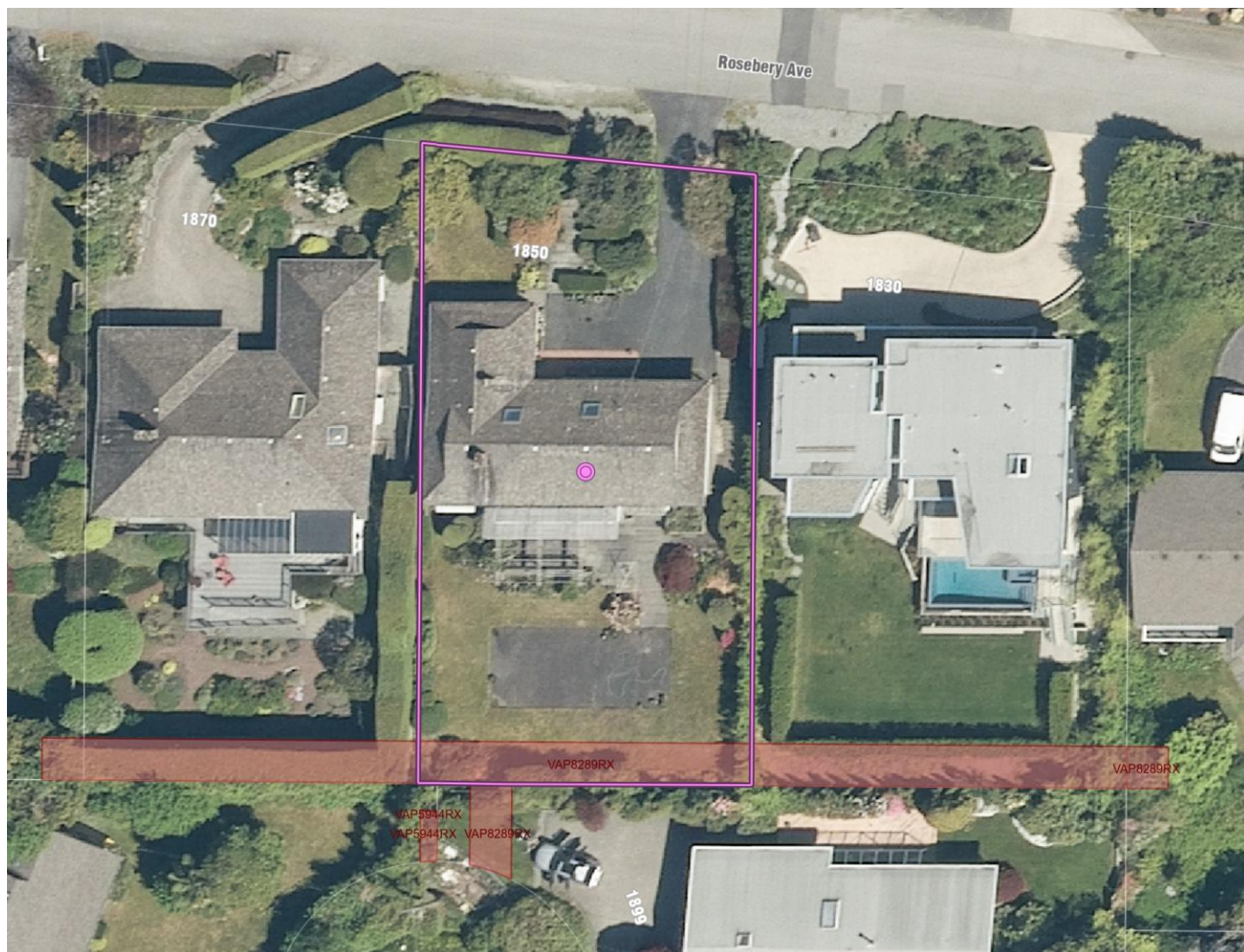
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