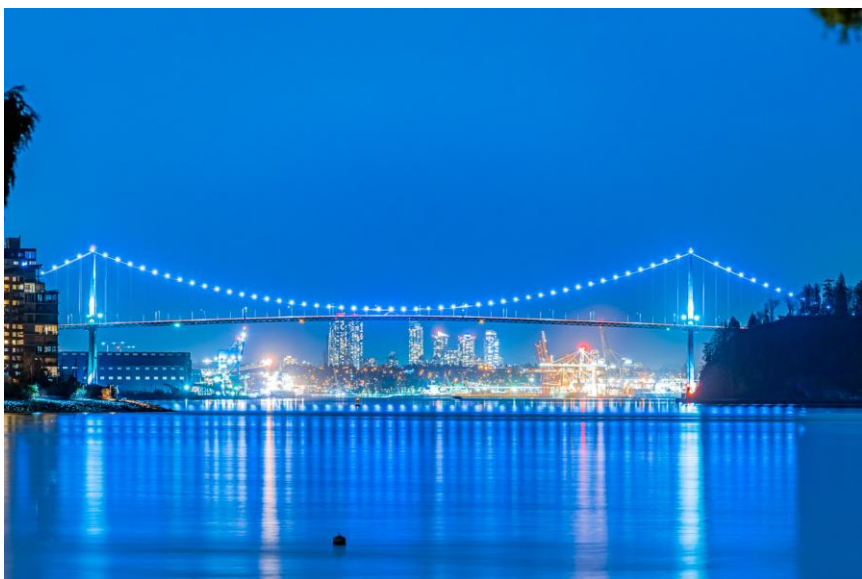




2878 Bellevue Avenue Offered at \$13,998,000

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.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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: **\$78,089.93**
 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**

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
 Type of Roof: **Wood**

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

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**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,538	Main	Living Room	17'11 x 17'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'7 x 12'8			x	Main 2
Finished Floor (Below):	208	Main	Kitchen	16'10 x 16'4			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	14'0 x 13'1			x	Above 5
Finished Floor (Total):	4,196sq. ft.	Main	Bedroom	12'9 x 12'7			x	Above 4
Unfinished Floor:	0	Main	Foyer	10'1 x 9'11			x	Above 3
Grand Total:	4,196sq. ft.	Main	Laundry	7'11 x 7'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'2 x 14'9			x	
Suite:		Above	Walk-In Closet	13'1 x 10'1			x	
Basement:None		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	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	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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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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