



Presented by:

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Active
R2731212

Board: V
House/Single Family

2813 BELLEVUE AVENUE

West Vancouver
Dundarave
V7V 1E7

Residential Detached

\$5,950,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,950,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2003
Frontage(feet): 78.80	Bathrooms: 5	Age: 19
Frontage(metres): 24.02	Full Baths: 4	Zoning: RS-3
Depth / Size: 53.7x115.6	Half Baths: 1	Gross Taxes: \$10,142.00
Lot Area (sq.ft.): 7,886.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 0.18	P.I.D.: 011-098-104	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Ocean		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 2, BLOCK 22, PLAN VAP5687, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,593	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,209	Main	Living Room	18'11 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'5 x 12'11			x	Main 2
Finished Floor (Below):	1,535	Main	Kitchen	18'9 x 15'5			x	Main 3
Finished Floor (Basement):	0	Main	Den	14'11 x 14'11			x	Above 5
Finished Floor (Total):	4,337 sq. ft.	Main	Laundry	8'7 x 7'5			x	Above 3
Unfinished Floor:	0	Above	Master Bedroom	16'11 x 15'11			x	Below 3
Grand Total:	4,337 sq. ft.	Above	Bedroom	14'11 x 12'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'3 x 11'5			x	
		Below	Bedroom	11'0 x 10'1			x	
		Below	Bedroom	14'3 x 10'6			x	
		Below	Recreation Room	28'5 x 15'4			x	
		Below	Media Room	18'3 x 16'6			x	
Suite:				x			x	
Basement: Full, Fully Finished								
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): **Angell, Hasman & Associates Realty Ltd.**

A Rarely Available West Vancouver Semi-Waterfront "Jewel" on the Most Coveted Bellevue Avenue! Located in the sought after Dundarave neighbourhood, this luxurious family residence sits majestically on a private park-like estate w formal gated driveway, manicured gardens designed by famed Landscape Architect PAUL SANGHA, & offers gentle ocean views in a completely open yet private setting. This Classic Craftsman inspired residence has been designed by MARQUE THOMPSON & offers 5bed, 5bath in approx 4,337 sqft of expansive living space on 3 generous levels. Feat incl. Oversized Primary Suite w/ walk-in & lrg ensuite, media rm, plunge pool, New Kitch, Miele apps, lrg open south facing indoor/outdoor lifestyle, mere steps to village, shops, beach & more! This home and location is truly special.

