

Presented by:

## D.J. Denner

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R2731212 Board: V

Foundation:

Renovations:

House/Single Family

**2813 BELLEVUE AVENUE** 

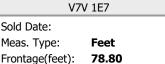
West Vancouver

Dundarave

Residential Detached

\$5,950,000 (LP) 000

(SP) M



If new, GST/HST inc?: Original Price: \$5,950,000 Approx. Year Built: 2003 Bedrooms: 5 Age: 19 Bathrooms: Full Baths: Zoning: RS-3

Half Baths: Depth / Size: 53.7x115.6 Gross Taxes: 1 \$10,142.00 Lot Area (sq.ft.): **7,886.00** Rear Yard Exp: North For Tax Year: 2022

Lot Area (acres): 0.18 011-098-104 Tax Inc. Utilities?: P.I.D.:

Tour:

Flood Plain:

View: Yes: Ocean

Complex/Subdiv: First Nation Reserve:

Frontage(metres): 24.02

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal Water Supply: City/Municipal

Total Parking: 2 Covered Parking: 2 Style of Home: Other Parking Access: Front Parking: Add. Parking Avail., Garage; Double Construction: Frame - Wood

Driveway Finish: Exterior: Mood

Reno. Year:

Dist. to Public Transit: 1 Block Dist. to School Bus: 1 Block Title to Land: Freehold NonStrata Land Lease Expiry Year: Property Disc.: Yes

# of Fireplaces:3 R.I. Fireplaces: Rain Screen: Fixtures Leased: No: Fireplace Fuel: Natural Gas Metered Water:

Fuel/Heating: Forced Air, Natural Gas R.I. Plumbing: Fixtures Rmvd: Outdoor Area: Patio(s) & Deck(s), Sundeck(s)

Type of Roof: Asphalt Floor Finish: Hardwood, Mixed

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

Swirlpool/Hot Tub Amenities:

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

ClthWsh/Dryr/Frdg/Stve/DW Features:

**Concrete Perimeter** 

Finished Floor (Main): 1.593 Floor Dimensions Floor Type Dimensions Bathrooms Type Finished Floor (Above): 1,209 Main Living Room 18'11 x 15'0 Floor Finished Floor (AbvMain2): Main Dining Room 13'5 x12'11 X Main 2 3 5 3 Finished Floor (Below): Kitchen 18'9 x15'5 1.535 Main Main X 14'11 x14'11 Main Den X **Above** Finished Floor (Basement): Laundry **Above** Main 8'7 x 7'5 X Finished Floor (Total): 4,337 sq. ft. Master Bedroom X X **Above** 16'11 x 15'11 **Below** Above Bedroom 14'11 x 12'5 Unfinished Floor: **Bedroom** X **Above** 13'3 x 11'5 Grand Total: 4,337 sq. ft. 11'0 x10'1 x Below **Bedroom** X X **Below Bedroom** 14'3 x 10'6 Flr Area (Det'd 2nd Res): sq. ft. **Recreation Room** 28'5 x 15'4 Below **Below Media Room** 18'3 x 16'6 X Basement: Full, Fully Finished

Registered in MHR?: PAD Rental: Manuf Type: Crawl/Bsmt. Height: # of Levels: 3 CSA/BCE: MHR#: Maint. Fee:

# of Kitchens: 1 # of Rooms: 12 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 & Irg ensuite, media rm, plunge pool, New Kitch, Miele apps, Irg open south facing indoor/outdoor lifestyle, mere steps to village, shops, beach & more! This home and location is truly special.















