



495 Gordon Avenue Offered at \$5,998,000

This stunning home is situated on a level 12,015 sq. ft. property in one of West Vancouver's most convenient and family-oriented neighbourhoods. Enjoy absolute luxury with a custom staircase and extensive quality details throughout the home. Offering a total of 5,206 sq. ft. of living space with 7 bedrooms and 8 bathrooms in the main house and an additional 2 bedroom self-contained suite on the lower level. Features include radiant heating, air conditioning, custom lighting inside and out, hot tub, complete smart home technology, and too much more to list. An incredible home in an amazing neighbourhood.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2648333 Board: V House/Single Family	495 GORDON AVENUE West Vancouver Cedardale V7T 1P5	Residential Detached \$5,998,000 (LP) (SP) 
	Sold Date: Meas. Type: Feet Frontage(feet): 133.50 Frontage(metres): 40.69 Depth / Size: 90 Lot Area (sq.ft.): 12,015.00 Lot Area (acres): 0.28 Flood Plain: View: No Complex/Subdiv: Services Connected: Electricity, Natural Gas, Water	If new, GST/HST inc?: Bedrooms: 7 Bathrooms: 8 Full Baths: 6 Half Baths: 2 Rear Yard Exp: North P.I.D.: 006-051-677
		Original Price: \$5,998,000 Approx. Year Built: 2021 Age: 1 Zoning: RS3 Gross Taxes: \$8,457.79 For Tax Year: 2021 Tax Inc. Utilities?: Tour: Virtual Tour URL
	Sewer Type:	Water Supply: City/Municipal
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Stone, Stucco Foundation: Concrete Perimeter	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: Asphalt	Total Parking: 6 Covered Parking: 2 Parking Access: Front Parking: Garage; Double 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
Legal: LOT 8, PLAN VAP10544, PART SE1/4, DISTRICT LOT 1045, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Amenities: Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub		
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby		
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool		
Finished Floor (Main): 1,855 Finished Floor (Above): 1,496 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,855 Finished Floor (Basement): 0 Finished Floor (Total): 5,206sq. ft. Unfinished Floor: 0 Grand Total: 5,206sq. ft. Flr Area (Det'd 2nd Res): sq. ft.	Floor Type Dimensions Main Living Room 18'2 x 15'9 Main Dining Room 13'8 x 10'1 Main Kitchen 16'8 x 15'10 Main Wok Kitchen 10'1 x 5'11 Main Family Room 17'6 x 12'10 Main Bedroom 12'9 x 10'1 Main Foyer 14'6 x 11'3 Above Master Bedroom 17'8 x 13'10 Above Walk-In Closet 14'0 x 5'0 Above Bedroom 12'4 x 11'4 Above Bedroom 12'5 x 9'9 Above Bedroom 12'4 x 9'11 Above Laundry 7'8 x 7'0	Floor Type Dimensions Below Recreation Room 18'10 x 13'7 Below Media Room 14'6 x 12'7 Below Games Room 13'11 x 9'7 Below Living Room 16'9 x 12'5 Below Kitchen 13'7 x 8'9 Below Bedroom 12'3 x 9'7 Below Bedroom 11'2 x 9'10 Below Utility 9'7 x 7'0 Below Storage 7'2 x 4'8 x x x x
Suite: Basement: None	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 3 # of Rooms: 22		
Listing Broker(s): Bellevue Realty Group	Angell, Hasman & Associates Realty Ltd.	

Full video tour at www.ericchristiansen.com

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



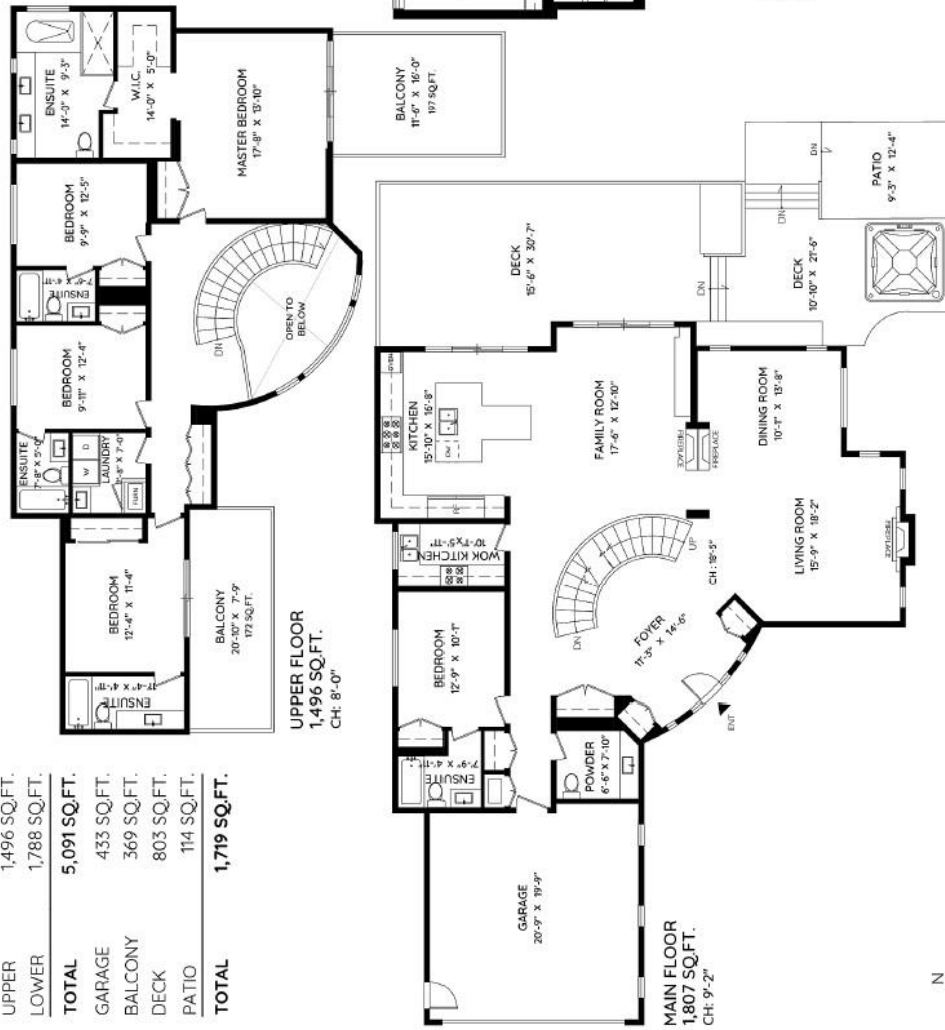
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**495 GORDON AVENUE
WEST VANCOUVER, BC**

MAIN	1,807 SQ.FT.
UPPER	1,496 SQ.FT.
LOWER	1,788 SQ.FT.
TOTAL	5,091 SQ.FT.
GARAGE	433 SQ.FT.
BALCONY	369 SQ.FT.
DECK	803 SQ.FT.
PATIO	114 SQ.FT.
TOTAL	1,719 SQ.FT.



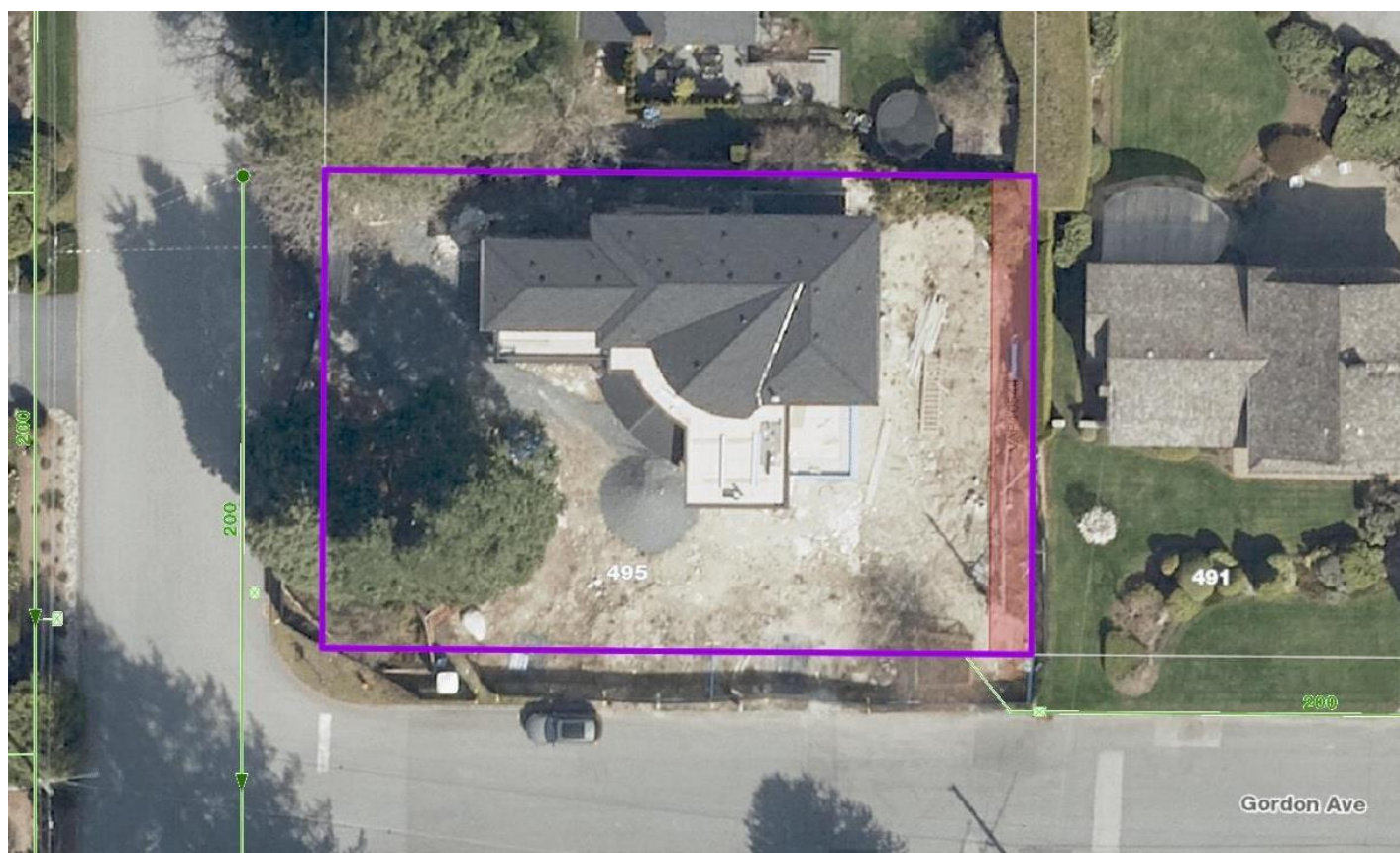
The floor plan and the measurements are approximate within 1/2, 2/8 and are to be used for advertising usage only. Not all unfinished area. Not suitable for architectural or construction. E&O reserved.



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