

2878 Bellevue Avenue Offered at \$15,980,000

Enjoy luxury waterfront living & panoramic views from this stunning Hollingsworth residence on prestigious Bellevue Avenue. A 2 level home offering 4,196 sq. ft. of living space with 4 bedrooms – all with ensuite bathrooms – and a spectacular oceanfront master bedroom suite. Features include an impressive Snaidero kitchen with Pental quartz countertops & power skylights, temperature-controlled wine room, soaring ceilings & impeccable finishings. An advanced Lutron system controls power blinds, lighting & full sound system throughout. Outside offers gated access with entrance water feature, a gorgeous covered brushed basalt patio, 4-hole artificial turf putting green & beach access. Ample storage in the bonus 1,277 sq. ft. crawl space below. A spectacular offering in an incredible neighbourhood.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2669550
 Board: V
 House/Single Family

2878 BELLEVUE AVENUE

West Vancouver
 Altamont
 V7V 1E8

Residential Detached
\$15,980,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$15,980,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2016**
 Frontage(feet): **52.50** Bathrooms: **5** Age: **6**
 Frontage(metres): **16.00** Full Baths: **4** Zoning: **RS4**
 Depth / Size: **225.50 IRR** Half Baths: **1** Gross Taxes: **\$62,996.29**
 Lot Area (sq.ft.): **11,851.00** Rear Yard Exp: **Southwest** For Tax Year: **2022**
 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: **Balcny(s) Patio(s) Dck(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, 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: **ClthWsh/Dryr/Frdg/Stve/DW**

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	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Master 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.



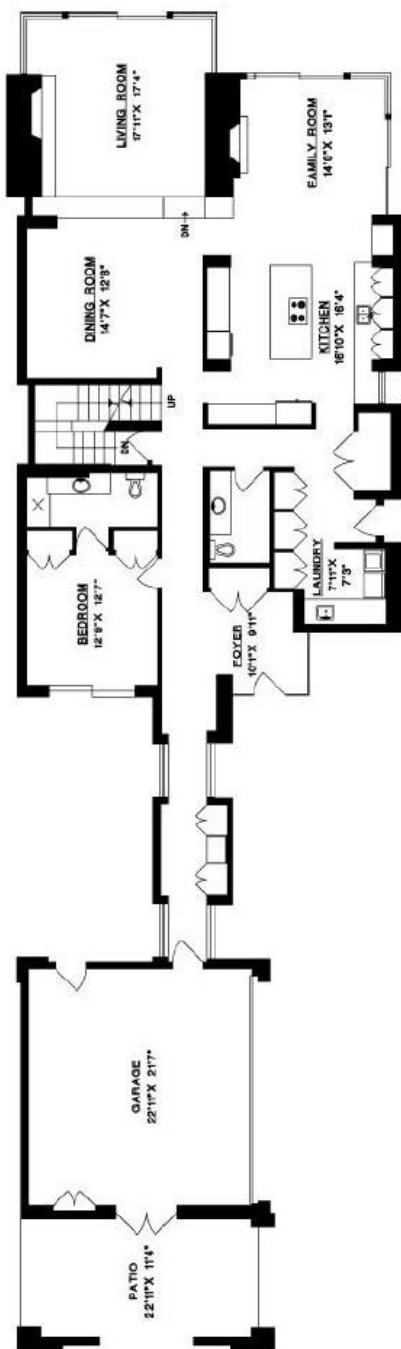
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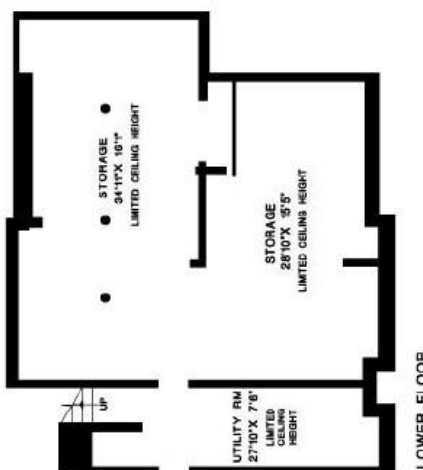
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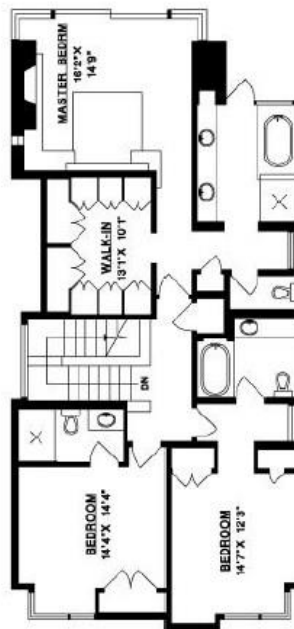
MAIN FLOOR	2,450 SQ. FT.	CRAWL SPACE	1,277 SQ. FT.
UPPER FLOOR	1,538 SQ. FT.	GARAGE	569 SQ. FT.
LOWER FLOOR	208 SQ. FT.	PATIO	257 SQ. FT.
TOTAL	4,196 SQ. FT.		



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR



SCALE



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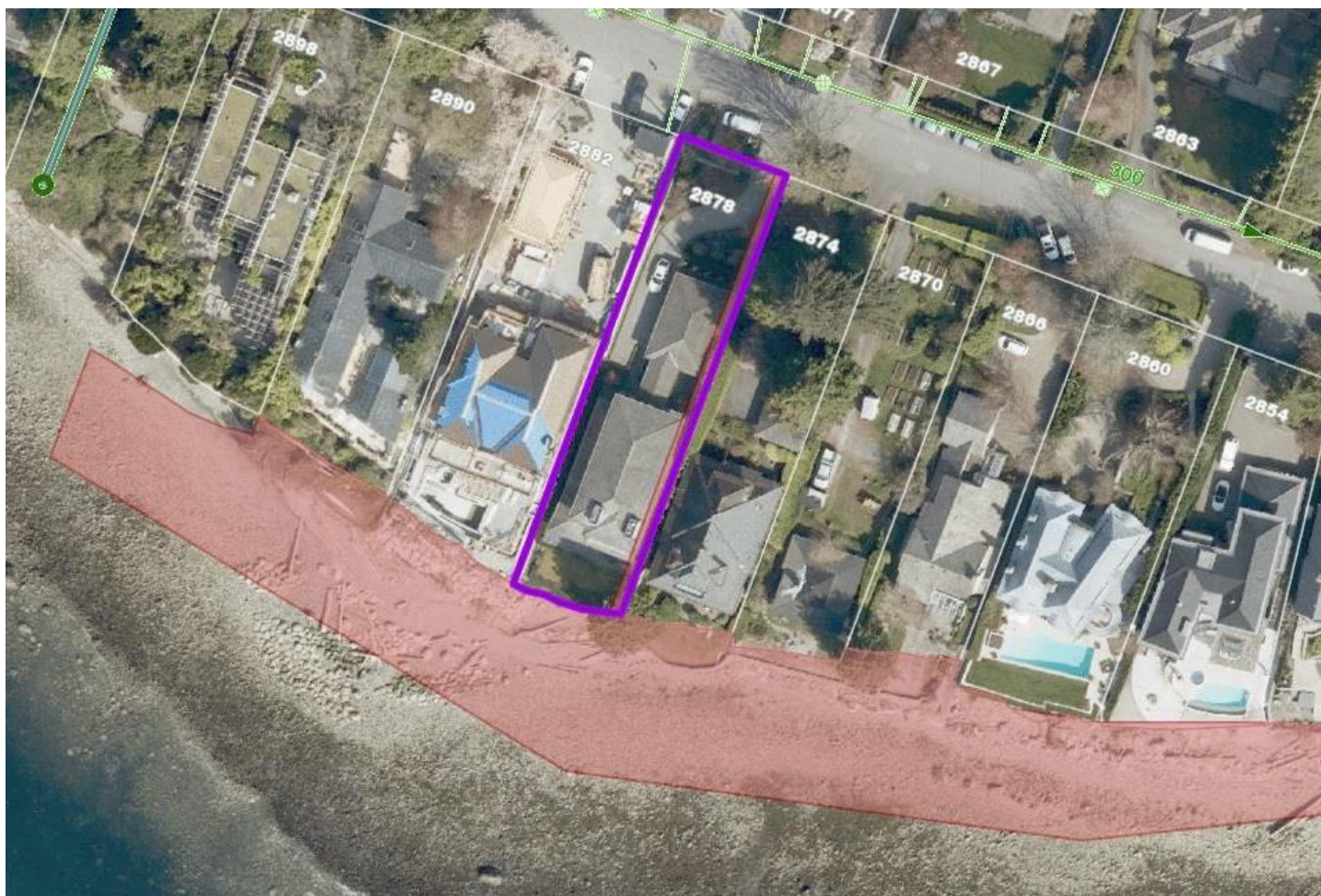
2878 Bellevue Avenue – Features

- Designed and Built by Russell Hollingsworth
- Snaidero kitchen
- Pentel Quartz stone countertops
- 488 bottle temperature-controlled wine room
- Dramatic open fireplace
- Soaring ceilings
- Commercial grade sliding windows and doors
- Hard-wired power blinds
- Power kitchen skylights
- Lutron Lighting
- Savant smart home controls
- Water purification system
- Basalt and hardwood interior flooring
- Brushed Basalt patios
- Artificial turf 4-hole putting green
- Gated entry



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