



## 3040 Spencer Drive Offered at \$3,998,000

Enjoy this spacious 5 bedroom, 4 bathroom, 4,829 sq. ft. home situated on an estate sized 26,180 sq. ft. park like property in Altamont on prestigious Spencer Drive. Features of this creekside home with large circular driveway includes a brand new roof, huge principal rooms, 4 fireplaces and peek a boo views. Just minutes from West Bay Elementary and parks. Incredible potential in



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



Active

R2699001

Board: V

House/Single Family

## 3040 SPENCER DRIVE

West Vancouver

Altamont

V7V 3C7

Residential Detached

\$3,998,000 (LP)

(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$4,199,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1962**  
 Frontage(feet): **164.11** Bathrooms: **4** Age: **60**  
 Frontage(metres): **50.02** Full Baths: **3** Zoning: **RS2**  
 Depth / Size: **319.50 IRR** Half Baths: **1** Gross Taxes: **\$10,497.53**  
 Lot Area (sq.ft.): **26,180.00** Rear Yard Exp: **South** For Tax Year: **2022**  
 Lot Area (acres): **0.60** P.I.D.: **009-143-629** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: Peekaboo Ocean**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **4** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 Rain Screen: **No**  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Driveway Finish: **Asphalt**  
 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 1, BLOCK H, PLAN VAP11141, DISTRICT LOT 817, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features: CithWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main):	1,640	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,598	Main	Living Room	25'8 x 15'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9 x 12'7			x	Main 2
Finished Floor (Below):	1,160	Main	Kitchen	11'9 x 10'2			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	10'2 x 9'4			x	Above 5
Finished Floor (Total):	4,398sq. ft.	Main	Bedroom	16'1 x 13'5			x	Below 3
Unfinished Floor:	431	Above	Master Bedroom	25'8 x 15'4			x	
Grand Total:	4,829sq. ft.	Above	Walk-In Closet	11'5 x 8'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'4 x 12'8			x	
Suite:		Above	Bedroom	18'2 x 11'1			x	
Basement:None		Below	Recreation Room	38'4 x 14'11			x	
		Below	Workshop	17'10 x 9'6			x	
		Below	Utility	12'7 x 9'9			x	
		Below	Bedroom	12'0 x 10'11			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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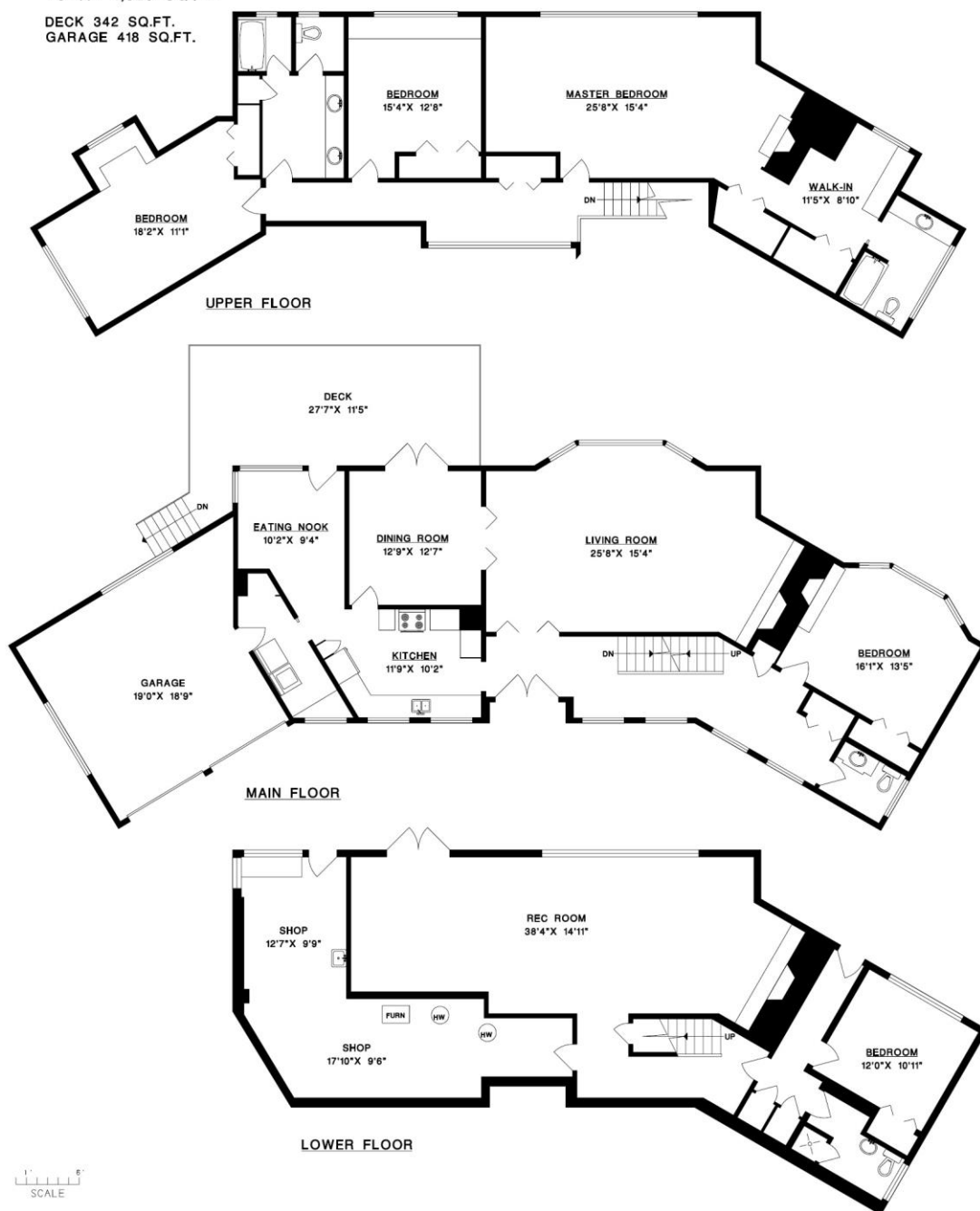
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**3040 SPENCER DRIVE  
WEST VANCOUVER**

MAIN FLOOR 1,640 SQ.FT.  
UPPER FLOOR 1,598 SQ.FT.  
LOWER FLOOR 1,160 SQ.FT.  
UNFINISHED 431 SQ.FT.

TOTAL 4,829 SQ.FT.

DECK 342 SQ.FT.  
GARAGE 418 SQ.FT.



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