

4263 Evergreen Avenue Offered at \$3,998,000

This gorgeous semi waterfront 4,000 sq. ft. family home is situated on a completely level 11,606 sq. ft. property on one of West Vancouver's finest waterfront streets. Features of this 2 level, 4 bedroom plus den, 5 bathroom home include a spectacular living room with over height ceilings, numerous patios and a level auto court and garden. An absolutely incredible location just steps to the beach, Isetta Café, and only minutes from incredible schools, Dundarave Village and Caulfeild Village.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R2724463

Board: V

House/Single Family

4263 EVERGREEN AVENUE

West Vancouver

Cypress

V7V 1H2

Residential Detached

\$3,998,000 (LP)

(SP) 

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,998,000**

Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1990**

Frontage(feet): **50.65** Bathrooms: **5** Age: **32**

Frontage(metres): **15.44** Full Baths: **4** Zoning: **RS4**

Depth / Size: **234.30 IRR** Half Baths: **1** Gross Taxes: **\$9,516.63**

Lot Area (sq.ft.): **11,606.00** Rear Yard Exp: **Northwest** For Tax Year: **2022**

Lot Area (acres): **0.27** P.I.D.: **011-107-464** Tax Inc. Utilities?: _____

Flood Plain: _____ Tour: _____

View: **No :**

Complex/Subdiv: _____

First Nation Reserve: _____

Services Connected: **Electricity, Natural Gas, Water**

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

Style of Home: 2 Storey	Total Parking: 8	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Brick, Stucco	Driveway Finish: Aggregate		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Renovations: _____	Title to Land: Freehold NonStrata	Land Lease Expiry Year: _____	
# of Fireplaces: 3	Property Disc.: Yes		
R.I. Fireplaces: _____	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Natural Gas, Radiant	Floor Finish: Hardwood, Wall/Wall/Mixed		
Outdoor Area: Patio(s)			
Type of Roof: Wood			

Legal: LOT 5, BLOCK 10, PLAN VAP5626, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	2,037	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,927	Main	Living Room	26'9 x 14'2	Above	Bedroom	13'5 x 11'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'11 x 14'2	Above	Bedroom	12'9 x 12'0	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'4 x 13'2	Above	Family Room	18'9 x 15'7	Above 4
Finished Floor (Basement):	0	Main	Eating Area	14'4 x 11'3			x	Above 4
Finished Floor (Total):	3,964sq. ft.	Main	Family Room	21'3 x 14'4			x	Above 4
Unfinished Floor:	0	Main	Office	13'10 x 12'11			x	Above 6
Grand Total:	3,964sq. ft.	Main	Laundry	11'3 x 10'4			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Utility	13'7 x 6'10			x	
Suite:		Main	Storage	9'5 x 3'4			x	
Basement:None		Main	Storage	5'11 x 4'11			x	
Crawl/Bsmt. Height:	# of Levels: 2	Main	Foyer	11'4 x 7'11			x	
# of Kitchens: 1	# of Rooms: 16	Above	Master Bedroom	21'3 x 16'4			x	
		Above	Bedroom	14'1 x 11'4			x	
		Manuf Type:		Registered in MHR?:	PAD Rental:			
		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.



ERIC CHRISTIANSEN

eric@ericchristiansen.com

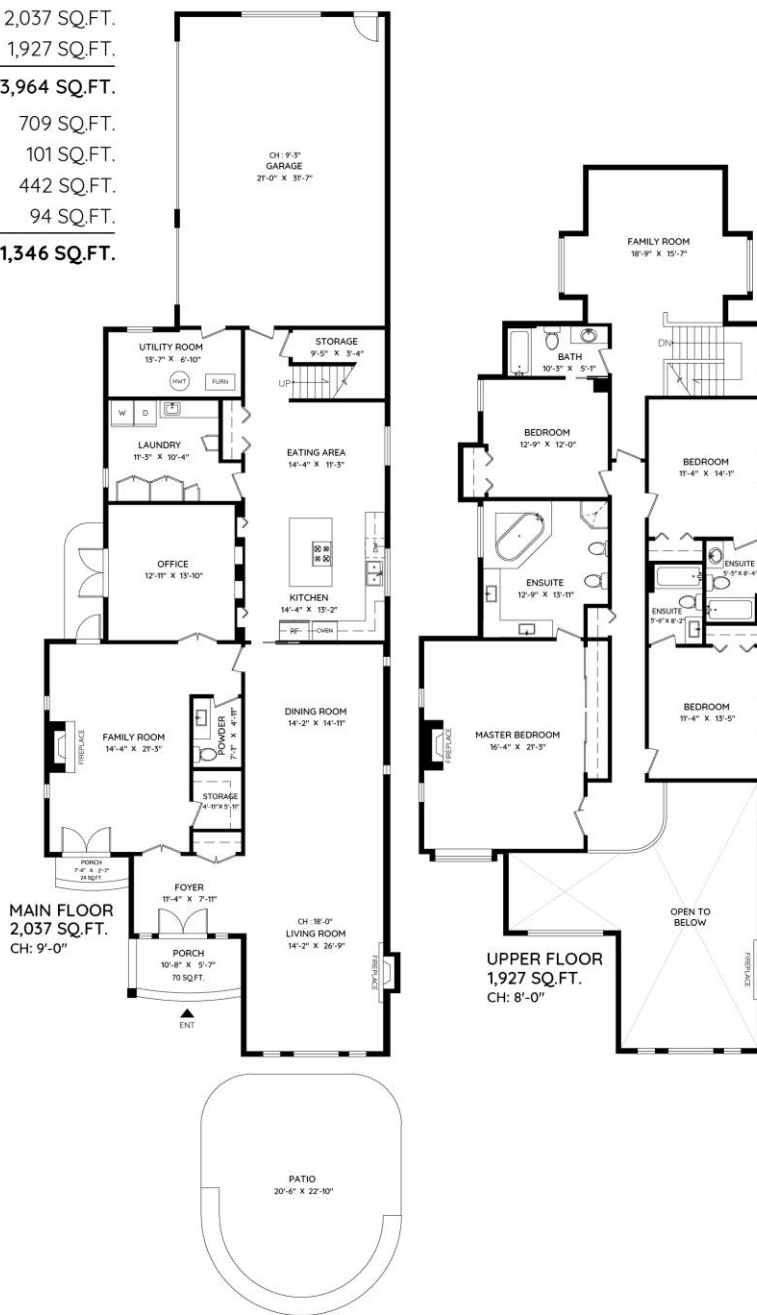
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

4263 EVERGREEN AVENUE
WEST VANCOUVER, BC

MAIN	2,037 SQ.FT.
UPPER	1,927 SQ.FT.
TOTAL	3,964 SQ.FT.
GARAGE	709 SQ.FT.
UTILITY ROOM	101 SQ.FT.
PATIO	442 SQ.FT.
PORCH	94 SQ.FT.
TOTAL	1,346 SQ.FT.



0 ft 3 ft 5 ft 10 ft

The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction. E&O Insured



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1





ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1