



6242 St. Georges Crescent Offered at \$4,590,000

Beautifully renovated 4 bed, 5 bath home on a quiet crescent with breathtaking ocean & island views. This 3,387 sq ft residence spans 3 levels & features entertainment-sized principal rooms with large picture windows, a custom Gaggenau kitchen, wok kitchen, & a main-level primary suite with walk-in closet and spa-like 5-pc ensuite. Enjoy year-round comfort with central air conditioning throughout. Step outside to a spectacular outdoor living space with a heated negative-edge pool, hot tub, and expansive patio—all perfectly positioned to capture stunning evening sunsets. Close to Gleneagles Golf Course, Thunderbird Marina, Whytecliff Park, Horseshoe Bay, Caulfeild Village & top schools. This is more than a home—it's a lifestyle.



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Active
R3027018
 Board: V
 House/Single Family

6242 ST. GEORGES CRESCENT

West Vancouver
 Gleneagles
 V7W 1Z2

Residential Detached

\$4,590,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$4,590,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1956**
 Frontage(feet): **180.89** Bathrooms: **5** Age: **69**
 Frontage(metres): **55.14** Full Baths: **4** Zoning: **RS3**
 Depth / Size: **177.69 IRR** Half Baths: **1** Gross Taxes: **\$14,875.33**
 Lot Area (sq.ft.): **18,731.00** Rear Yard Exp: **Southeast** For Tax Year: **2025**
 Lot Area (acres): **0.43** P.I.D.: **004-343-816** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: spectacular ocean & island**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Completely**
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Electric, Wood**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Torch-On, Wood**

Reno. Year: **2023**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 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, Tile**

Legal: **LOT E, BLOCK C, PLAN VAP14501, DISTRICT LOT 771, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 5**

Amenities: **Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Wine Cooler**

Finished Floor (Main):	1,901	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,165	Main	Living Room	15'4 x 15'3	Above	Bedroom	13'8 x 11'10	Floor	#Pcs
Finished Floor (AbvMain2):	321	Main	Dining Room	15'3 x 6'5	Above	Games Room	20'3 x 14'5	Main	2
Finished Floor (Below):	0	Main	Kitchen	19'1 x 12'11	Abv Main 2	Bedroom	15'4 x 10'7	Main	7
Finished Floor (Basement):	0	Main	Wok Kitchen	11'4 x 6'4	Abv Main 2	Walk-In Closet	9'4 x 7'11	Above	7
Finished Floor (Total):	3,387sq. ft.	Main	Eating Area	17'4 x 11'8			x	Above	6
Unfinished Floor:	0	Main	Primary Bedroom	16'1 x 14'8			x	Abv Main 2	3
Grand Total:	3,387sq. ft.	Main	Walk-In Closet	10'7 x 8'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	8'2 x 4'9			x		
Suite:		Main	Foyer	13'1 x 10'5			x		
Basement:None		Main	Storage	13'5 x 8'3			x		
		Main	Utility	15'5 x 6'6			x		
		Above	Primary Bedroom	15'5 x 15'1			x		
		Above	Walk-In Closet	8'10 x 8'0			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Bellevue Realty Group**

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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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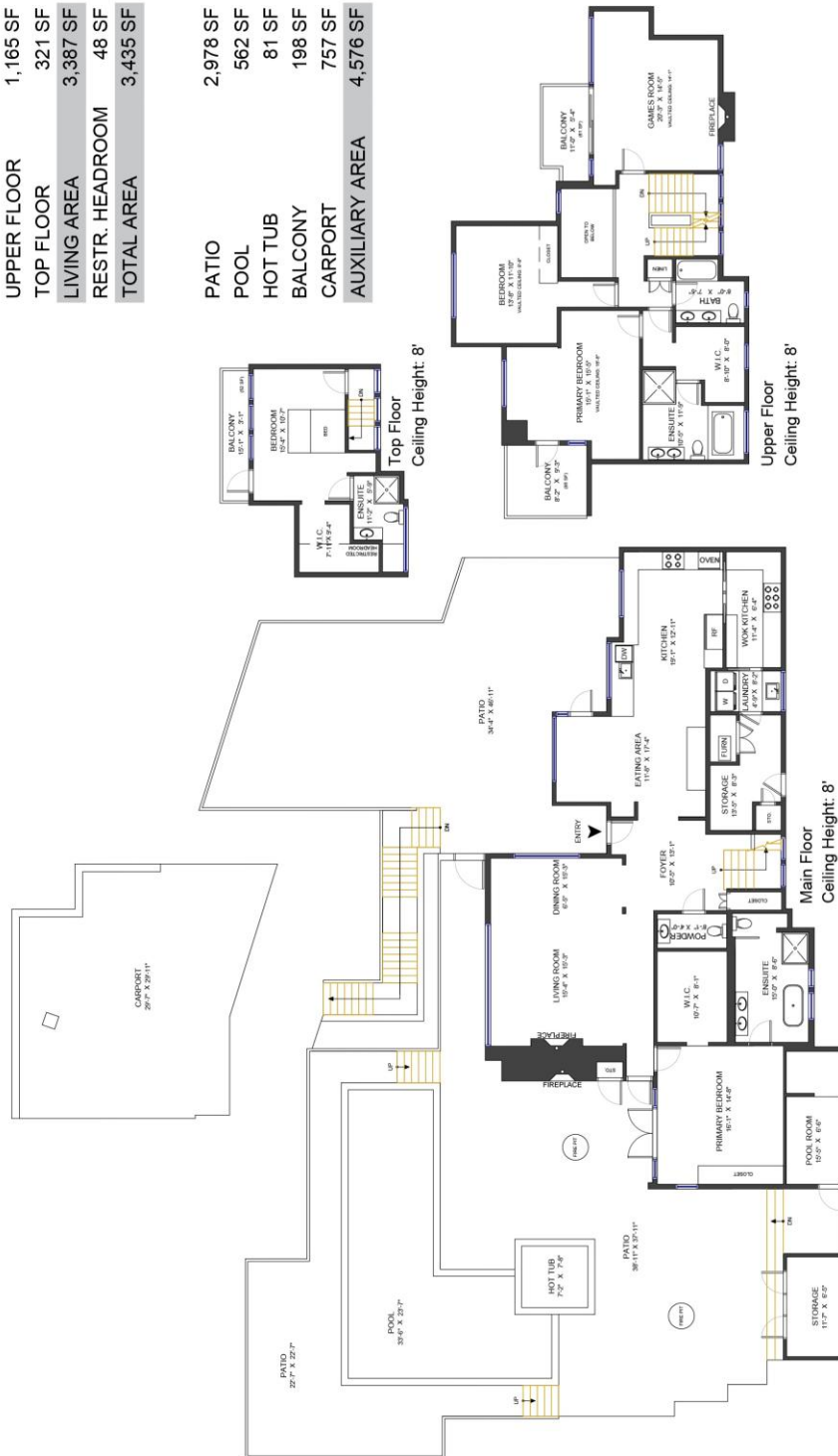
BRG

2479 Bellevue Ave.
 West Vancouver, V7V 1E1

6242 St Georges Crescent
West Vancouver, BC

MAIN FLOOR	1,901 SF
UPPER FLOOR	1,165 SF
TOP FLOOR	321 SF
LIVING AREA	3,387 SF
RESTR. HEADROOM	48 SF
TOTAL AREA	3,435 SF

PATIO	2,978 SF
POOL	562 SF
HOT TUB	81 SF
BALCONY	198 SF
CARPORT	757 SF
AUXILIARY AREA	4,576 SF



Valid Until: July 12, 2026

All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within $\pm 2\%$, E&O insured. Total square footage might be kept consistent with strata plan. It might include unfinished area. We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z795-2003 method.



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