




1842 Mathers Court Offered at \$2,498,000

This gorgeous, updated family home is situated on a level 7,632 sq. ft. property on a beautiful, quiet cul-de-sac just steps from West Van High School. Features include 3 bedrooms, 3 bathrooms, 2,051 sq. ft. of living space, and 2 gas fireplaces. Renovations include a modern new kitchen, incredible master ensuite with heated towel rack, wide plank hardwood floors, and too much more to list. You will love the cul-de-sac lifestyle, patios and large gardens. Incredible value in an excellent location.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3107026 Board: V House/Single Family		1842 MATHERS COURT West Vancouver Ambleside V7V 2L2		Residential Detached \$2,498,000 (LP) (SP) M	
		Sold Date:		If new, GST/HST inc?:	
		Meas. Type: Feet		Bedrooms: 3	
		Frontage(feet): 159.93		Bathrooms: 3	
		Frontage(metres): 48.75		Full Baths: 2	
		Depth / Size: 122.80 IRR		Half Baths: 1	
		Lot Area (sq.ft.): 7,632.00		Rear Yard Exp: East	
		Lot Area (acres): 0.18		P.I.D.: 008-748-161	
		Flood Plain:		Original Price: \$2,498,000	
		View: :		Approx. Year Built: 1968	
		Complex/Subdiv:		Age: 58	
		First Nation Reserve:		Zoning: RS5	
		Services Connected: Electricity, Natural Gas, Water		Gross Taxes: \$7,315.25	
		Sewer Type: City/Municipal		For Tax Year: 2025	
		Water Supply: City/Municipal		Tax Inc. Utilities?:	
				Tour: Virtual Tour URL	
Style of Home: 2 Storey		Total Parking: 4		Covered Parking: 0	
Construction: Frame - Wood		Parking: Open		Parking Access: Front	
Exterior: Wood		Driveway Finish:			
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Dist. to School Bus: Near	
Renovations: Partly		Title to Land: Freehold NonStrata		Land Lease Expiry Year:	
# of Fireplaces: 2 R.I. Fireplaces:		Property Disc.: Yes			
Fireplace Fuel: Natural Gas		Rain Screen: No		Fixtures Leased: No :	
Fuel/Heating: Forced Air, Natural Gas		Metered Water:			
Outdoor Area: Patio(s)		R.I. Plumbing:		Fixtures Rmvd: No :	
Type of Roof: Asphalt		Floor Finish: Hardwood, Wall/Wall/Mixed			
Legal: LOT 12, PLAN VAP13057, PART NW1/4, DISTRICT LOT 1060, GROUP 1, NEW WESTMINSTER LAND DISTRICT					
Amenities: Garden					
Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby					
Features: Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator					
Finished Floor (Main): 1,050		Floor Type		Dimensions	
Finished Floor (Above): 1,001		Main Living Room		20'1 x 13'5	
Finished Floor (AbvMain2): 0		Main Dining Room		16'4 x 8'7	
Finished Floor (Below): 0		Main Kitchen		19'6 x 9'10	
Finished Floor (Basement): 0		Main Family Room		14'1 x 11'6	
Finished Floor (Total): 2,051 sq. ft.		Main Storage		9'11 x 7'2	
Unfinished Floor: 0		Main Foyer		11'0 x 5'8	
Grand Total: 2,051 sq. ft.		Above Primary Bedroom		15'3 x 13'4	
Flr Area (Det'd 2nd Res): sq. ft.		Above Bedroom		15'2 x 10'6	
		Above Bedroom		14'7 x 11'9	
		Main Storage		10'3 x 7'9	
				x	
				x	
				x	
				x	
Suite:					
Basement: None					
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:	
# of Kitchens: 1 # of Rooms: 10		MHR#:		CSA/BCE:	
		ByLaw Restrictions:		PAD Rental:	
				Maint. Fee:	
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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West Vancouver, BC

MAIN FLOOR	1,050 SF
UPPER FLOOR	1,001 SF
LIVING AREA	2,051 SF
RESTR. HEADROOM	78 SF
TOTAL AREA	2,129 SF
STORAGE	85 SF



Valid Until: April 1, 2027

All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%, EAO insured. Total square footage might not equal total area due to floor height variations and other factors. We have no guarantee or warranty of the degree of room size. Area is calculated per ANSI Z390-2003 method.



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1842 Mathers Court – Renovations and Updates

Exterior & Structural Improvements

- Brand-new roof for long-term durability and peace of mind
- New gutters installed for improved drainage and protection
- New exterior paint for a clean, refreshed appearance
- New front entry door enhancing curb appeal and security
- Upgraded water line for reliable service

Mechanical & Systems

- Energy-efficient on-demand hot water system

Interior Finishes & Upgrades

- Fresh paint for a bright, modern feel
- New hardwood flooring adding warmth and elegance
- Plush new carpeting for added comfort
- Upgraded solid core interior doors for enhanced quality and sound insulation
- All interior walls insulated for improved soundproofing and privacy
- New gas fireplace in the living room creating a cozy focal point

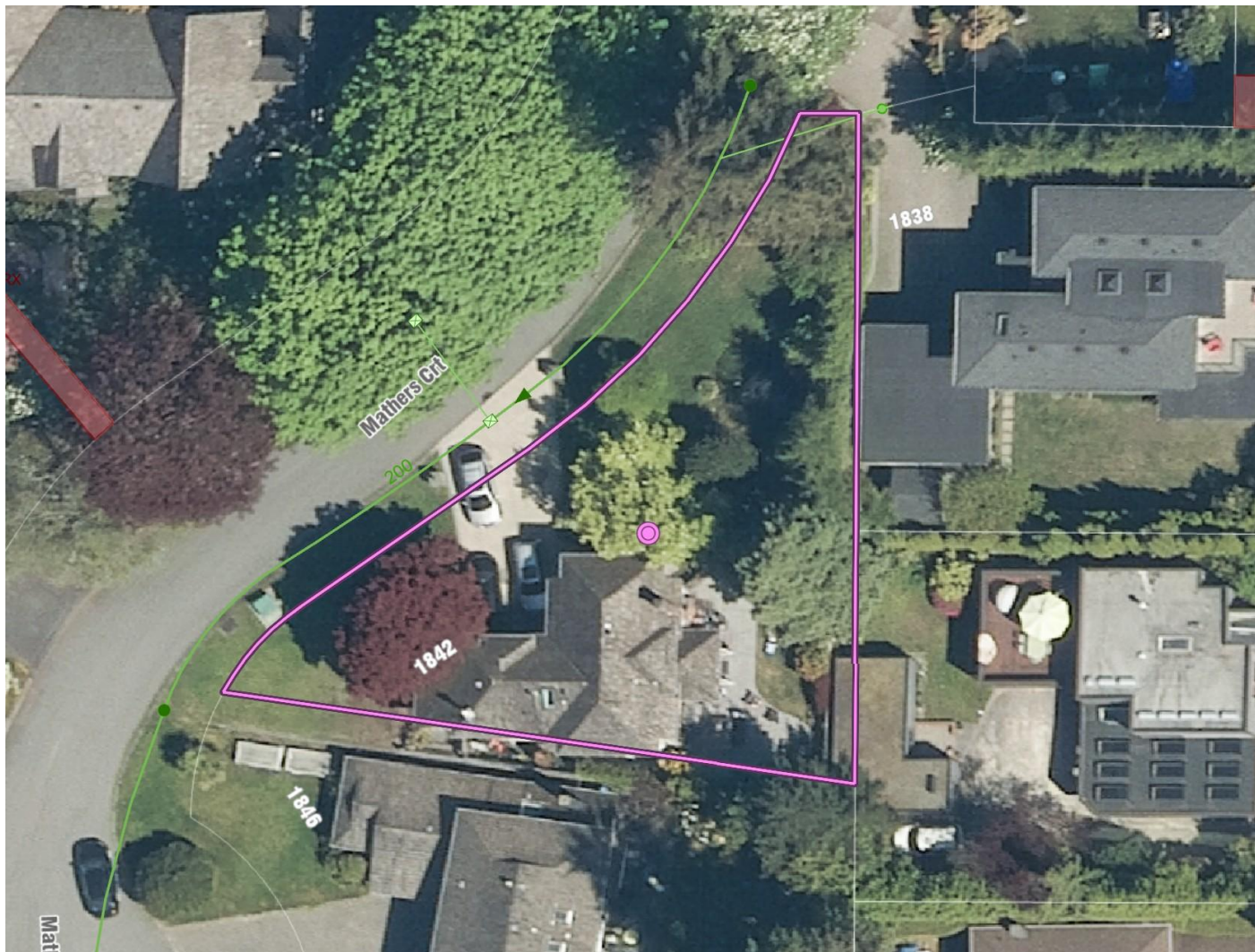
Kitchen – Fully Renovated

- Completely redesigned kitchen with high-end finishes and thoughtful layout
- Bosch built-in wall oven and microwave
- Bosch 5-burner gas cooktop
- Bosch hood fan for efficient ventilation
- KitchenAid dishwasher for modern convenience
- Miele 36" refrigerator offering premium performance
- Dedicated beverage centre for easy entertaining

Bathrooms

- Fully renovated primary ensuite with contemporary finishes
- Stylish new powder room for guests





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