

4230 Lions Avenue Offered at \$6,980,000




This 5,938 sq. ft. architectural masterpiece is a true sports and entertainment oasis, inspired by Frank Lloyd Wright's iconic Robie House. Designed by Alex Voth, this 3 bedroom, 6 bathroom home blends Prairie-style elegance with exceptional craftsmanship and materials throughout. Built for an active lifestyle, it features an indoor synthetic hockey rink, sports pool with spa, weight room, putting green, and soccer pitch. The open-concept main floor connects seamlessly to a glass-enclosed outdoor kitchen and patio for year-round indoor-outdoor living. Highlights include a chef's kitchen loaded with premium appliances, a home theatre with bar, extensive solid fir and cherry millwork, bluestone exterior, and advanced mechanical systems. A rare North Vancouver luxury offering built to last.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		4230 LIONS AVENUE		Residential Detached	
R3115108		North Vancouver		\$6,980,000 (LP)	
Board: V		Forest Hills NV		(SP) M	
House/Single Family		V7R 3S5			
		Sold Date:		If new, GST/HST inc?:	
		Meas. Type: Feet		Bedrooms: 3	
		Frontage(feet): 70.00		Bathrooms: 6	
		Frontage(metres): 21.34		Full Baths: 5	
		Depth / Size: 104.60 IRR		Half Baths: 1	
		Lot Area (sq.ft.): 9,900.00		Rear Yard Exp: North	
		Lot Area (acres): 0.23		P.I.D.: 009-910-816	
		Flood Plain:		Original Price: \$6,980,000	
		View: :		Approx. Year Built: 2013	
		Complex/Subdiv:		Age: 13	
		First Nation Reserve:		Zoning: RSCH	
		Services Connected: Electricity, Natural Gas, Water		Gross Taxes: \$15,685.32	
		Sewer Type: City/Municipal		For Tax Year: 2025	
		Water Supply: City/Municipal		Tax Inc. Utilities?:	
				Tour: Virtual Tour URL	
Style of Home: 3 Storey		Total Parking: 4		Covered Parking: 2	
Construction: Frame - Wood		Parking: Garage; Double		Parking Access: Front	
Exterior: Stone, Stucco, Wood		Driveway Finish: Paving Stone			
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: 3		Property Disc.: Yes			
R.I. Fireplaces:		Fixtures Leased: No			
Fireplace Fuel: Natural Gas		Floor Finish: Hardwood, Wall/Wall/Mixed			
Fuel/Heating: Hot Water, Radiant					
Outdoor Area: Patio(s) & Deck(s)					
Type of Roof: Asphalt					
Legal: LOT 1, BLOCK 14, PLAN VAP8857, DISTRICT LOT 577, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK X, DL 596 & 597					
Amenities: Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub					
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby					
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Wine Cooler					
Finished Floor (Main): 2,091		Floor Type		Dimensions	
Finished Floor (Above): 1,753		Main Living Room		16'10 x 15'5	
Finished Floor (AbvMain2): 0		Main Dining Room		19'10 x 11'5	
Finished Floor (Below): 2,094		Main Kitchen		16'0 x 15'8	
Finished Floor (Basement): 0		Main Family Room		17'6 x 16'3	
Finished Floor (Total): 5,938sq. ft.		Main Nook		10'11 x 8'9	
Unfinished Floor: 0		Main Gym		15'5 x 12'2	
Grand Total: 5,938sq. ft.		Main Laundry		15'6 x 10'6	
Flr Area (Det'd 2nd Res): sq. ft.		Main Pantry		5'11 x 5'9	
Suite:		Main Foyer		11'4 x 6'9	
Basement: None		Above Primary Bedroom		16'10 x 15'7	
Crawl/Bsmt. Height: # of Levels: 3		Above Walk-In Closet		7'11 x 6'5	
# of Kitchens: 1		Above Walk-In Closet		9'9 x 5'11	
		Above Bedroom		13'4 x 12'11	
		Manuf Type:		Registered in MHR?:	
		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.

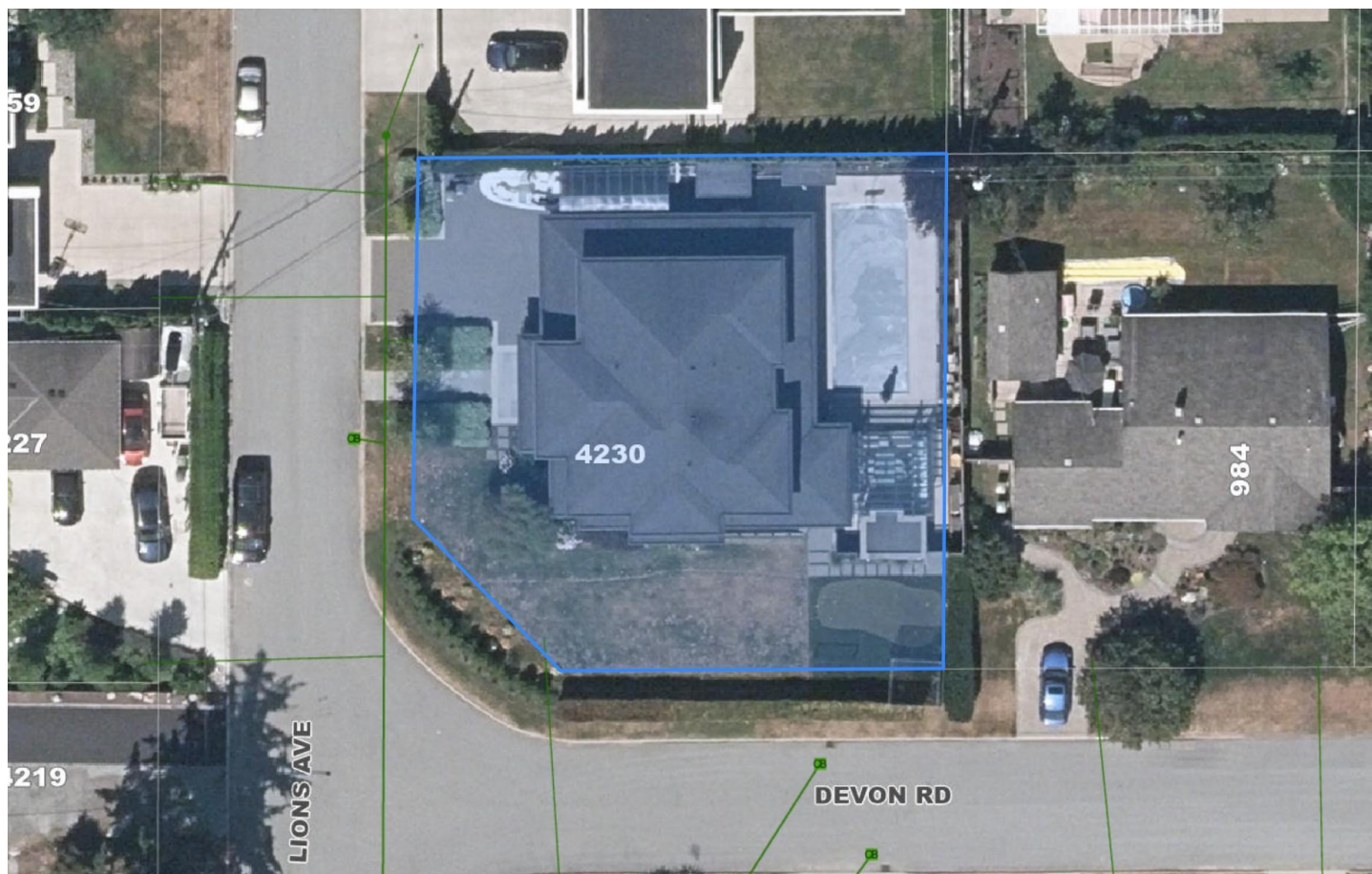
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