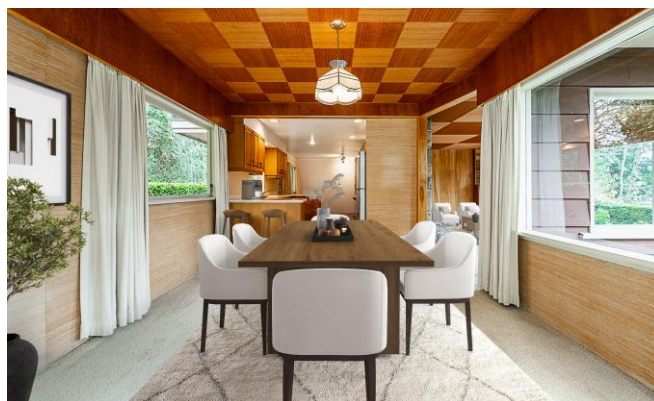




2847 Mathers Avenue Offered at \$3,500,000

The possibilities are endless for this 52,272 sq. ft., 1.2 acre creek-side property that has not been offered for sale for over 58 years. Renovate the existing solid home, build an over 10,000 sq. ft. mansion or subdivide into 2 lots of 27,181 sq. ft. and 26,019 sq. ft.. An incredible location surrounded by some of West Vancouver's most spectacular homes.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3130146 Board: V House/Single Family		2847 MATHERS AVENUE West Vancouver Altamont V7V 2J8		Residential Detached \$3,500,000 (LP) (SP) M																																																																																																			
		Sold Date: Meas. Type: Feet Frontage(feet): 319.80 Frontage(metres): 97.48 Depth / Size: 397.57 IRR Lot Area (sq.ft.): 52,272.00 Lot Area (acres): 1.20 Flood Plain: View: No : Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																																					
		If new, GST/HST inc?: Bedrooms: 5 Bathrooms: 3 Full Baths: 3 Half Baths: 0 Rear Yard Exp: Northeast P.I.D.: 011-264-179 Original Price: \$3,500,000 Approx. Year Built: 1950 Age: 76 Zoning: RS2 Gross Taxes: \$14,143.81 For Tax Year: 2026 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																																					
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas, Wood Fuel/Heating: Baseboard, Forced Air, Natural Gas Outdoor Area: Patio(s) Type of Roof: Torch-On		Total Parking: 6 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold NonStrata Land Lease Expiry Year: Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: : Floor Finish: Wall/Wall/Mixed																																																																																																					
Legal: LOT 87, PLAN VAP4948, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 15068/17104																																																																																																							
Amenities: Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																																							
Finished Floor (Main): 1,386 Finished Floor (Above): 837 Finished Floor (AbvMain2): 0 Finished Floor (Below): 814 Finished Floor (Basement): 0 Finished Floor (Total): 3,037 sq. ft. Unfinished Floor: 0 Grand Total: 3,037 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>20'2 x 14'11</td> <td>Below</td> <td>Storage</td> <td>10'4 x 5'7</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>16'1 x 11'1</td> <td></td> <td></td> <td></td> <td>Main 4</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>12'10 x 9'10</td> <td></td> <td></td> <td></td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>8'5 x 6'7</td> <td></td> <td></td> <td></td> <td>Below 3</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>13'6 x 11'6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Den</td> <td>12'1 x 9'1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>13'6 x 6'6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>15'3 x 11'9</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'9 x 9'9</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'9 x 8'10</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>9'10 x 9'2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Recreation Room</td> <td>19'4 x 13'0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Laundry</td> <td>19'6 x 8'4</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	20'2 x 14'11	Below	Storage	10'4 x 5'7	Floor #Pcs	Main	Dining Room	16'1 x 11'1				Main 4	Main	Kitchen	12'10 x 9'10				Above 4	Main	Eating Area	8'5 x 6'7				Below 3	Main	Bedroom	13'6 x 11'6					Main	Den	12'1 x 9'1					Main	Foyer	13'6 x 6'6					Above	Primary Bedroom	15'3 x 11'9					Above	Bedroom	11'9 x 9'9					Above	Bedroom	11'9 x 8'10					Above	Bedroom	9'10 x 9'2					Below	Recreation Room	19'4 x 13'0					Below	Laundry	19'6 x 8'4				
Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms																																																																																																	
Main	Living Room	20'2 x 14'11	Below	Storage	10'4 x 5'7	Floor #Pcs																																																																																																	
Main	Dining Room	16'1 x 11'1				Main 4																																																																																																	
Main	Kitchen	12'10 x 9'10				Above 4																																																																																																	
Main	Eating Area	8'5 x 6'7				Below 3																																																																																																	
Main	Bedroom	13'6 x 11'6																																																																																																					
Main	Den	12'1 x 9'1																																																																																																					
Main	Foyer	13'6 x 6'6																																																																																																					
Above	Primary Bedroom	15'3 x 11'9																																																																																																					
Above	Bedroom	11'9 x 9'9																																																																																																					
Above	Bedroom	11'9 x 8'10																																																																																																					
Above	Bedroom	9'10 x 9'2																																																																																																					
Below	Recreation Room	19'4 x 13'0																																																																																																					
Below	Laundry	19'6 x 8'4																																																																																																					
Suite: Basement: None Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 14		Manuf Type: MHR#: Registered in MHR?: ByLaw Restrictions: CSA/BCE: PAD Rental: Maint. Fee:																																																																																																					
Listing Broker(s): Bellevue Realty Group		RE/MAX Lionel Lorence																																																																																																					

Full video tour at www.ericchristiansen.com

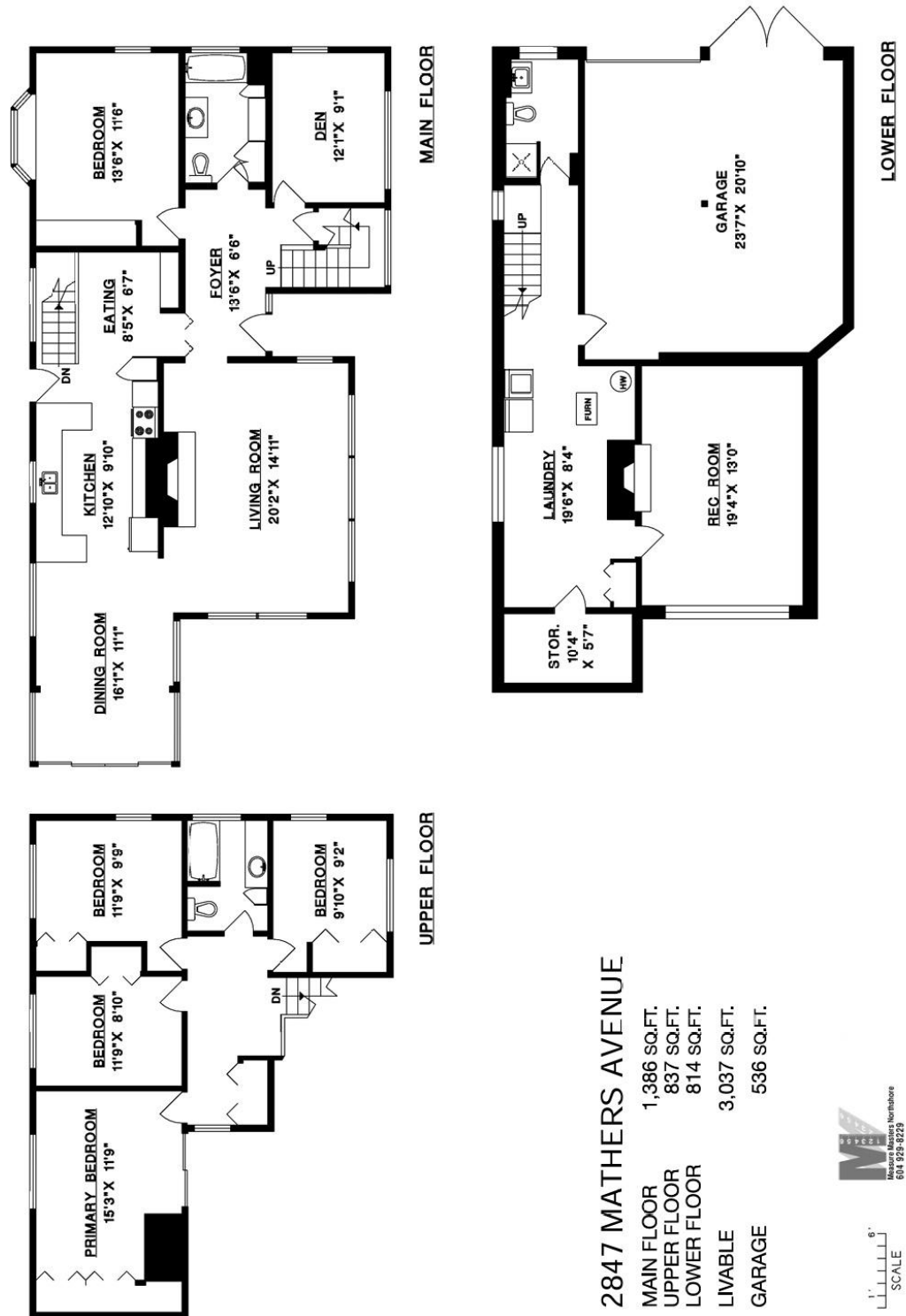
All information contained herein is deemed to be accurate but should not be relied upon without verification.

**ERIC CHRISTIANSEN**

eric@ericchristiansen.com

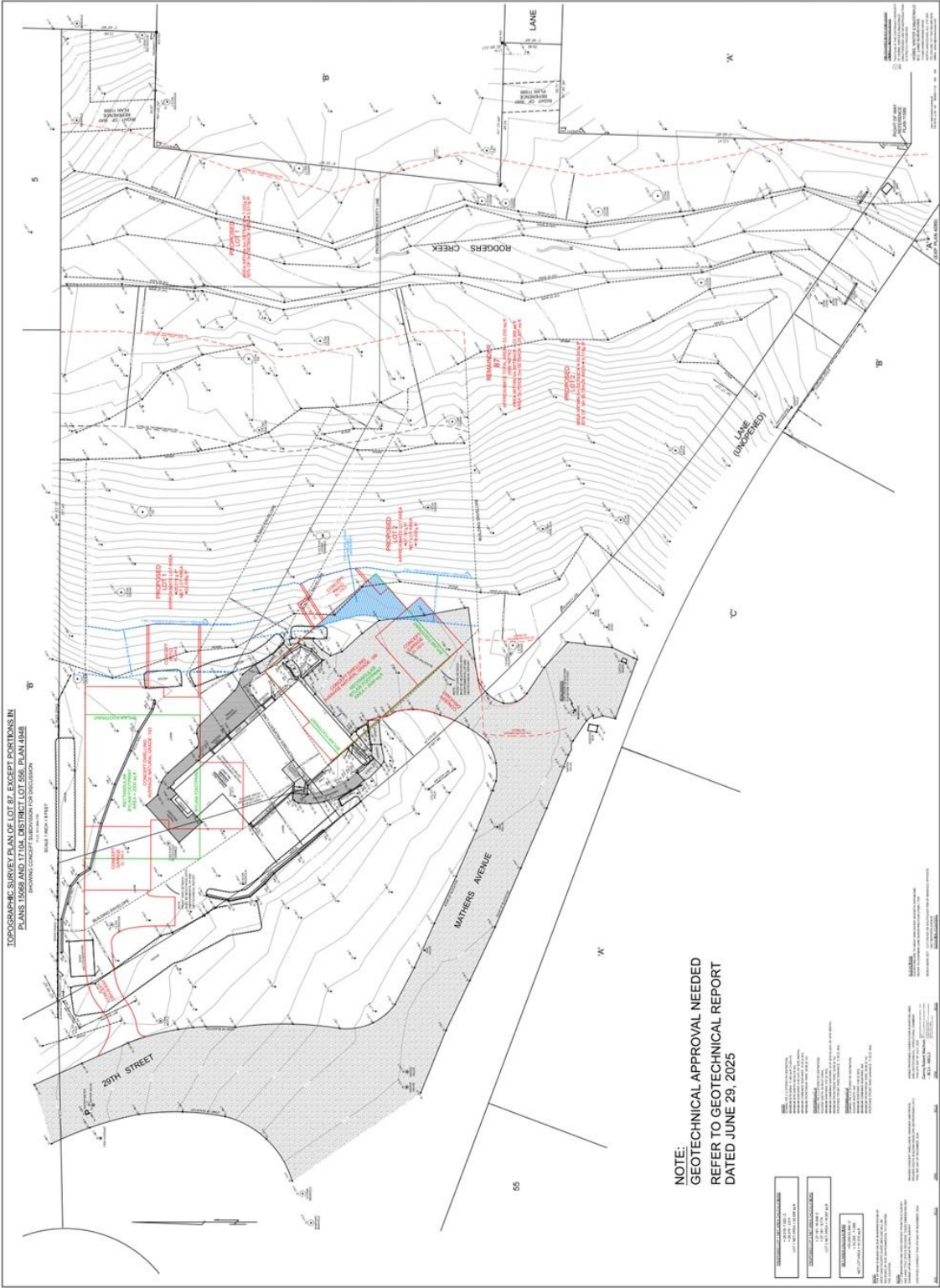
604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



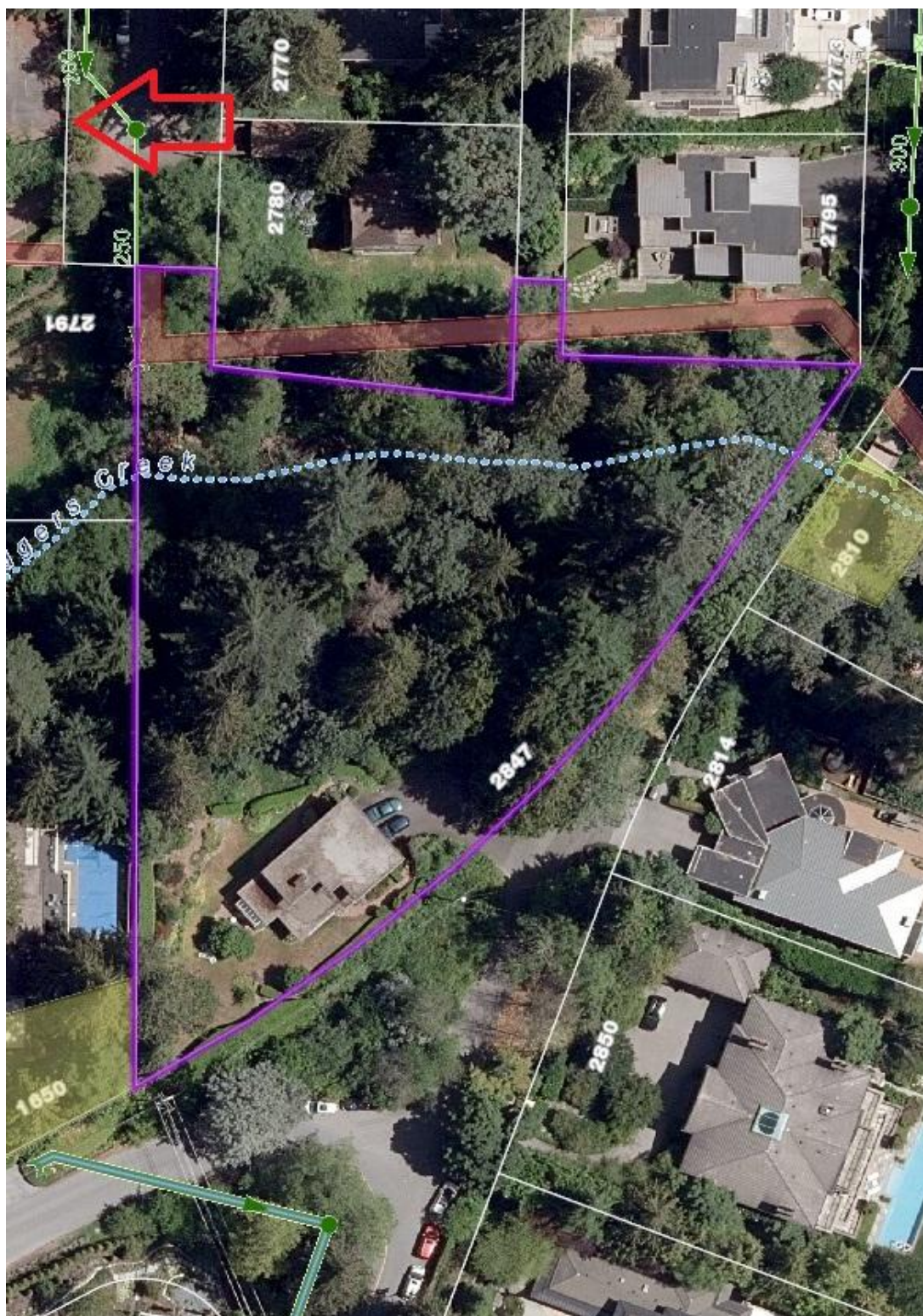
ERIC CHRISTIANSEN
eric@ericchristiansen.com

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



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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