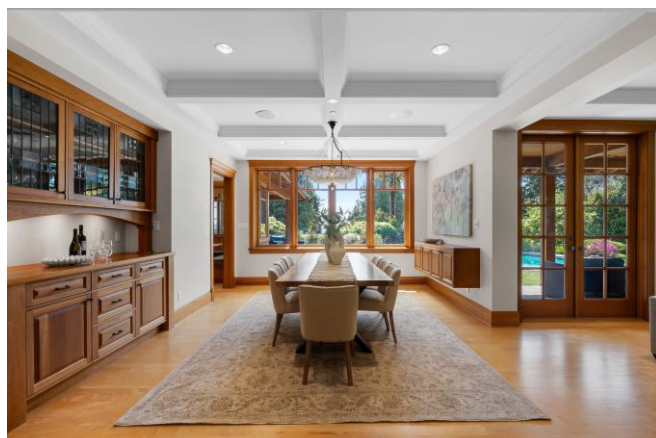




3091 Mathers Avenue Offered at \$7,498,000

This exceptional 6,146 sq ft family residence, designed by Brad Lamoureux and built by Rim Rock Developments, blends thoughtful design with expert craftsmanship. Offering 5 bedrooms and 6 bathrooms, the home provides generous space for comfortable family living with room to grow. The seamless connection between the pool, kitchen, and living areas creates an ideal setting for effortless entertaining. Set on an impressive 0.83-acre property, the grounds feature mature, meticulously maintained landscaping—perfect for gatherings and special occasions. An incredible irrigated wooded area to the north offers a magical setting for children. This timeless West Coast classic is a must-see.



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Active R3121824 Board: V House/Single Family		3091 MATHERS AVENUE West Vancouver Altamont V7V 2K3		Residential Detached \$7,498,000 (LP) (SP) 																																																																																																			
		Sold Date: Meas. Type: Feet Frontage(feet): 125.30 Frontage(metres): 38.19 Depth / Size: 239.20 IRR Lot Area (sq.ft.): 36,155.00 Lot Area (acres): 0.83 Flood Plain: View: Yes: spectacular Point Grey & water 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: Stone, Wood Foundation: Concrete Perimeter		Total Parking: 6 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Paving Stone 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: Yes :Dining room chandelier Floor Finish: Hardwood, Wall/Wall/Mixed																																																																																																					
Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Natural Gas, Wood Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing: Legal: LOT 72, PLAN VAP4948, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC PT IN REF PL 3926																																																																																																					
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, Hot Tub Spa/Swirlpool																																																																																																							
Finished Floor (Main): 2,079 Finished Floor (Above): 1,723 Finished Floor (AbvMain2): 0 Finished Floor (Below): 2,344 Finished Floor (Basement): 0 Finished Floor (Total): 6,146sq. ft. Unfinished Floor: 0 Grand Total: 6,146sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Basement: None		<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>19'6 x 15'6</td> <td>Below</td> <td>Recreation Room</td> <td>29'1 x 25'10</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>27'0 x 12'11</td> <td>Below</td> <td>Office</td> <td>18'9 x 14'10</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>15'4 x 11'3</td> <td>Below</td> <td>Flex Room</td> <td>14'9 x 12'10</td> <td>Above 6</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>13'2 x 9'4</td> <td>Below</td> <td>Bedroom</td> <td>12'11 x 10'4</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>19'4 x 14'10</td> <td>Below</td> <td>Wine Room</td> <td>11'3 x 10'3</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Office</td> <td>11'1 x 8'5</td> <td>Below</td> <td>Utility</td> <td>11'3 x 8'4</td> <td>Below 4</td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>10'6 x 8'7</td> <td>Below</td> <td>Utility</td> <td>12'7 x 6'10</td> <td>Below 2</td> </tr> <tr> <td>Above</td> <td>Foyer</td> <td>6'10 x 6'7</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>16'0 x 15'7</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>11'6 x 7'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'0 x 12'6</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>13'9 x 13'3</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>13'9 x 13'3</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	19'6 x 15'6	Below	Recreation Room	29'1 x 25'10	Floor #Pcs	Main	Dining Room	27'0 x 12'11	Below	Office	18'9 x 14'10	Main 2	Main	Kitchen	15'4 x 11'3	Below	Flex Room	14'9 x 12'10	Above 6	Main	Eating Area	13'2 x 9'4	Below	Bedroom	12'11 x 10'4	Above 3	Main	Family Room	19'4 x 14'10	Below	Wine Room	11'3 x 10'3	Above 4	Main	Office	11'1 x 8'5	Below	Utility	11'3 x 8'4	Below 4	Main	Laundry	10'6 x 8'7	Below	Utility	12'7 x 6'10	Below 2	Above	Foyer	6'10 x 6'7			x		Above	Primary Bedroom	16'0 x 15'7			x		Above	Walk-In Closet	11'6 x 7'11			x		Above	Bedroom	14'0 x 12'6			x		Above	Bedroom	13'9 x 13'3			x		Above	Bedroom	13'9 x 13'3			x	
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Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 20		Manuf Type: MHR#: Registered in MHR?: CSA/BCE: PAD Rental: ByLaw Restrictions: Maint. Fee:																																																																																																					
Listing Broker(s): Bellevue Realty Group		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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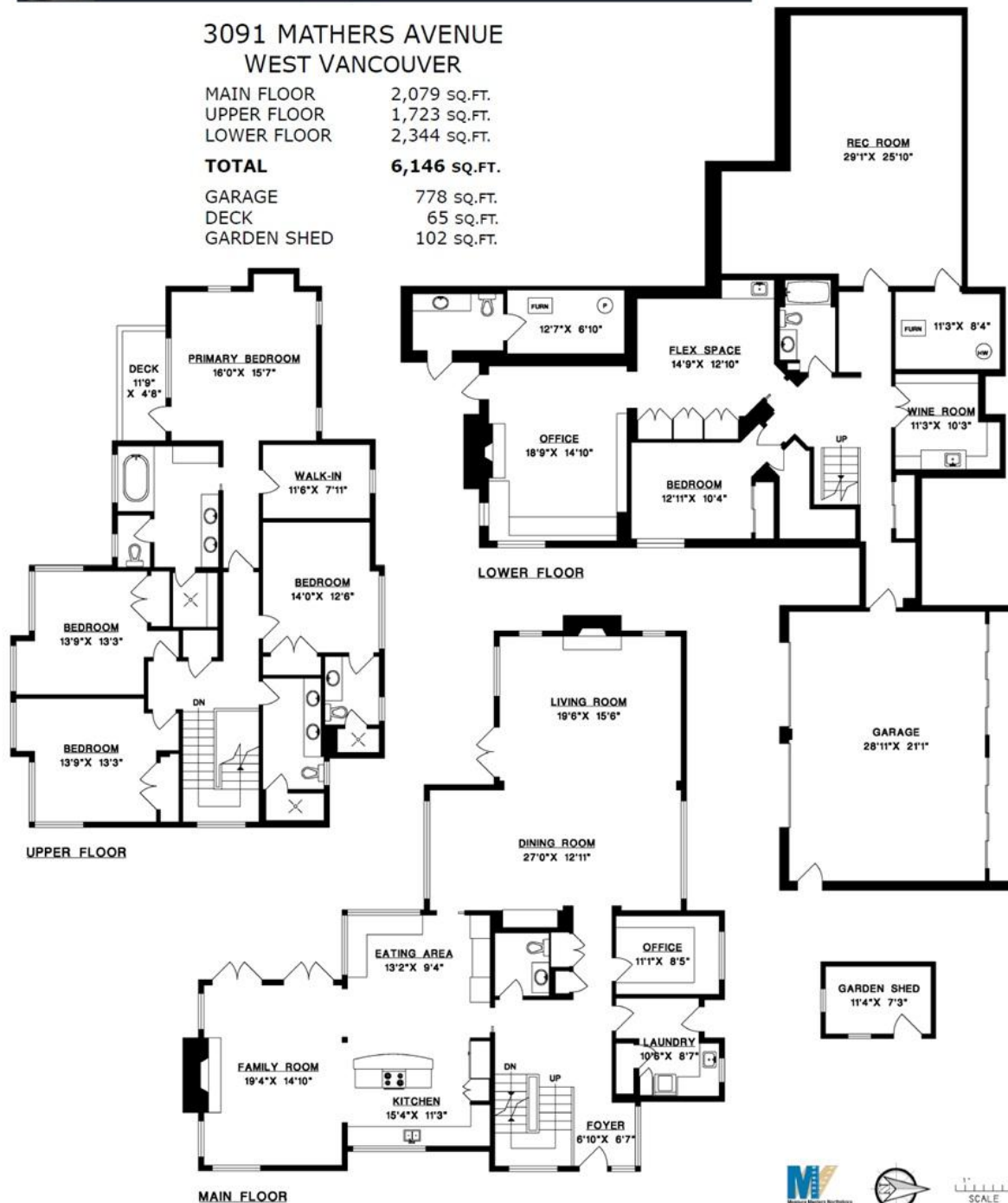


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BRG
2479 BELLEVUE AVE
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3091 MATHERS AVENUE WEST VANCOUVER

MAIN FLOOR	2,079 SQ.FT.
UPPER FLOOR	1,723 SQ.FT.
LOWER FLOOR	2,344 SQ.FT.
TOTAL	6,146 SQ.FT.
GARAGE	778 SQ.FT.
DECK	65 SQ.FT.
GARDEN SHED	102 SQ.FT.



1" = 5'
SCALE



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