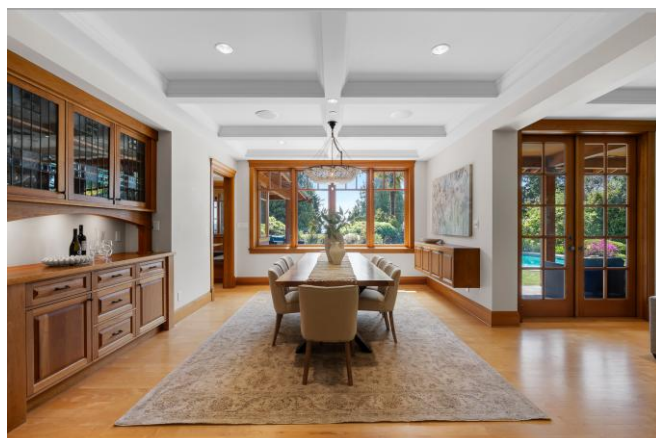




3091 Mathers Avenue Offered at \$7,498,000

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.



TOBI DUQUETTE

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ERIC CHRISTIANSEN

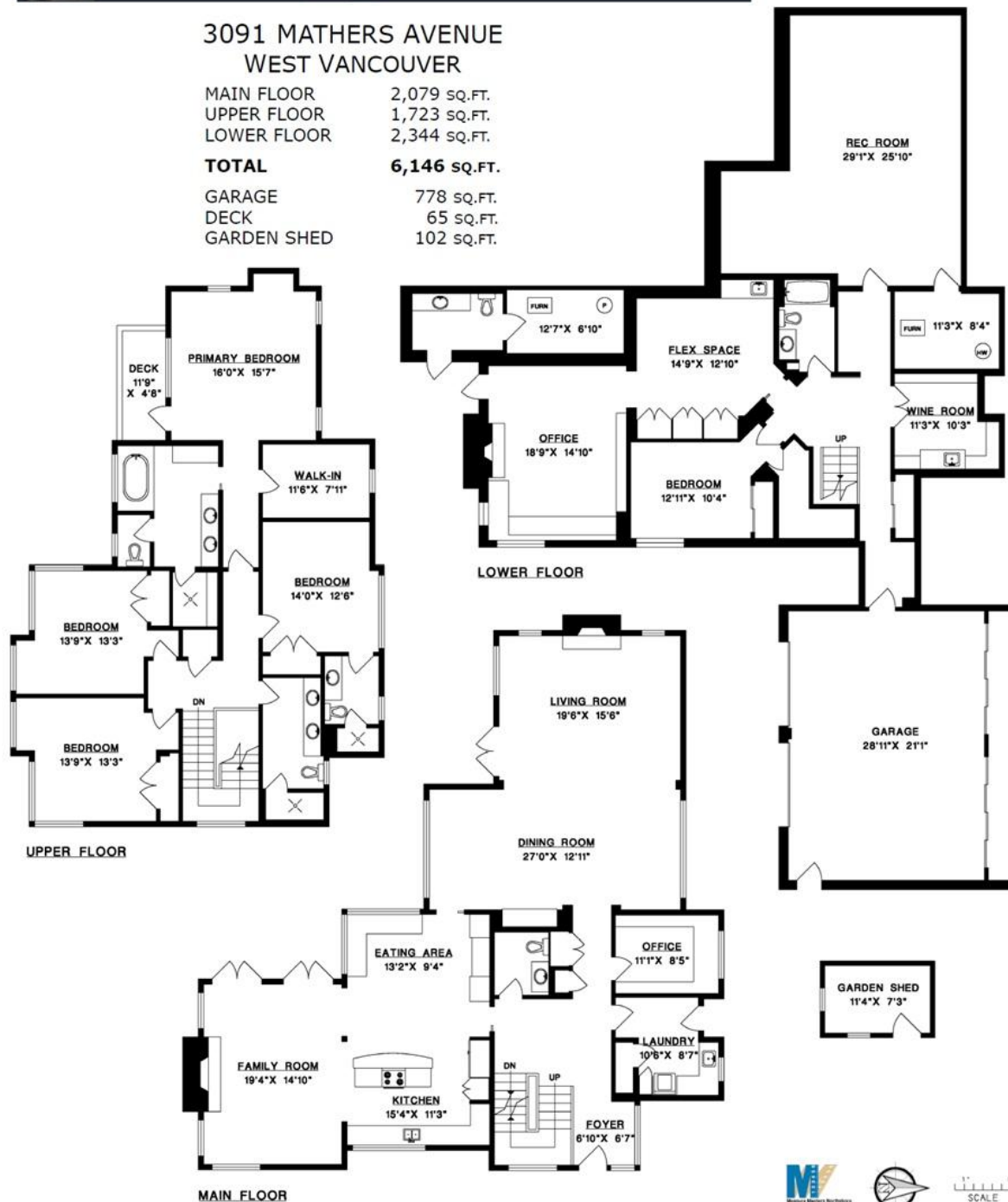
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**3091 MATHERS AVENUE
WEST VANCOUVER**

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.



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