



2909 Mathers Avenue Offered at \$3,980,000

This 21,281 sq. ft. corner estate sized property is situated on West Vancouver's street of dreams in the prestigious sub-area of Altamont. A gently sloping property with partial views and incredible potential. This is truly a rare offering and has been owned by these sellers for over 30 years. Build your dream home in this superb location or undertake a restoration of the existing art deco style home. Just minutes from Dundarave in a neighbourhood of \$10,000,000 - \$30,000,000 dollar homes. Complete survey available upon request. Please call for more details. Priced below assessed value of \$5,186,400.



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999

Active
R2354959
Board: V
House/Single Family

2909 MATHERS AVENUE
West Vancouver
Altamont
V7V 2J7

Residential Detached
\$3,980,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): **132.00** Original Price: **\$3,980,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1937**
 Depth / Size: **191.61 IRR** Bathrooms: **3** Age: **82**
 Lot Area (sq.ft.): **21,281.00** Full Baths: **2** Zoning: **RS2**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$11,634.76**
 Rear Yard Exp: **Northeast** For Tax Year: **2019**
 Council Apprv?: _____ Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **004-228-812**
 Tour: _____

View: **Yes: partial water**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Water**
 Sewer Type: _____

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco, Wood	Dist. to Public Transit: Near		Dist. to School Bus: Near
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen: No	Property Disc.: Yes		
Renovations: _____	PAD Rental: _____		
# of Fireplaces: 1	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Water Supply: City/Municipal	Floor Finish: Hardwood, Mixed, Tile		
Fuel/Heating: Baseboard, Electric, Forced Air			
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Tar & Gravel			

Legal: **PL VAP20483 LT D DL 556 LD 36. GROUP 1, OF LOT 86.**

Amenities: _____

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'0" x 17'0"	Above	Workshop	15'0" x 9'0"			x
Main	Dining Room	17'0" x 11'0"	Above	Laundry	9'0" x 5'0"			x
Main	Kitchen	14'0" x 11'0"			x			x
Main	Master Bedroom	16'0" x 14'0"			x			x
Main	Bedroom	16'0" x 12'0"			x			x
Main	Foyer	10'0" x 7'0"			x			x
Above	Family Room	21'0" x 18'0"			x			x
Above	Office	16'0" x 12'0"			x			x
Above	Bedroom	16'0" x 12'0"			x			x
Above	Workshop	19'0" x 18'0"			x			x

Finished Floor (Main): 1,600	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,900	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: _____	3	Below	4	No	Pool:
Finished Floor (Total): 3,500 sq. ft.	Crawl/Bsmt. Height: _____	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 3,500 sq. ft.	Basement: None	6				
	Bed not in Basement: 3	7				
		8				

Listing Broker(s): **Angell Hasman (E.Christiansen)**

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

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