



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



6231 Nelson Avenue Offered at \$2,798,000

Enjoy jaw dropping views from this gorgeous home situated on this sundrenched property on Gleneagles' Golden Mile. Enjoy unobstructed views of Batchelor Bay, Whytecliff Park and Bowen Island. Features of this extensively renovated home include 4 bedrooms, 4 bathrooms, 2,769 sq. ft. of living space and huge decks. The outdoor spaces are incredible from the huge patios with glass railings to the intimate seating area carved into the landscaping at the entrance. Just steps by a path located beside the neighbouring property to a secluded west facing waterfront beach, and minutes to Horseshoe Bay shopping and Gleneagles Golf Course. You will love this home from the moment you pull into the driveway. A must see.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



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Active **6231 NELSON AVENUE** Residential Detached
R2495014 West Vancouver **\$2,798,000 (LP)**
 Board: V Gleneagles **(SP) M**
 House/Single Family V7W 2A2



Sold Date: Frontage (feet): **50.00** Original Price: **\$2,798,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1952**
 Depth / Size: **132** Bathrooms: **4** Age: **68**
 Lot Area (sq.ft.): **6,600.00** Full Baths: **3** Zoning: **RS4**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,861.45**
 Rear Yard Exp: **Northwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-406-576**
 Tour: **Virtual Tour URL**

View: **Yes: stunning West water & Bowen**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Dist. to Public Transit: Near		
Foundation: Concrete Perimeter	Dist. to School Bus: Near		
Rain Screen:	Reno. Year:	Title to Land: Freehold NonStrata	
Renovations: Substantially Rebuilt	R.I. Plumbing:	Property Disc.: Yes	
# of Fireplaces: 1	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Leased: No	
Water Supply: City/Municipal	Fixtures Rmvd: Yes: Chandelier - upstairs bedroom		
Fuel/Heating: Electric, Forced Air, Natural Gas	Floor Finish: Hardwood, Wall/Wall/Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 21, BLOCK 47, PLAN VAP2103, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'3 x 14'1	Above	Laundry	6'6 x 6'6			x
Main	Dining Room	14'1 x 9'7	Below	Recreation	15'2 x 11'2			x
Main	Kitchen	12'4 x 8'8	Below	Bedroom	11'10 x 9'7			x
Main	Pantry	5'11 x 3'1			x			x
Main	Office	11'7 x 9'6			x			x
Main	Foyer	17'11 x 7'0			x			x
Above	Master Bedroom	17'8 x 13'9			x			x
Above	Walk-In Closet	5'11 x 5'10			x			x
Above	Bedroom	13'10 x 10'11			x			x
Above	Bedroom	11'9 x 11'4			x			x

Finished Floor (Main): 1,259	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,024	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 486	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total): 2,769 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,769 sq. ft.	Basement: None	6				
	Bed not in Basement: 4	7				
		8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

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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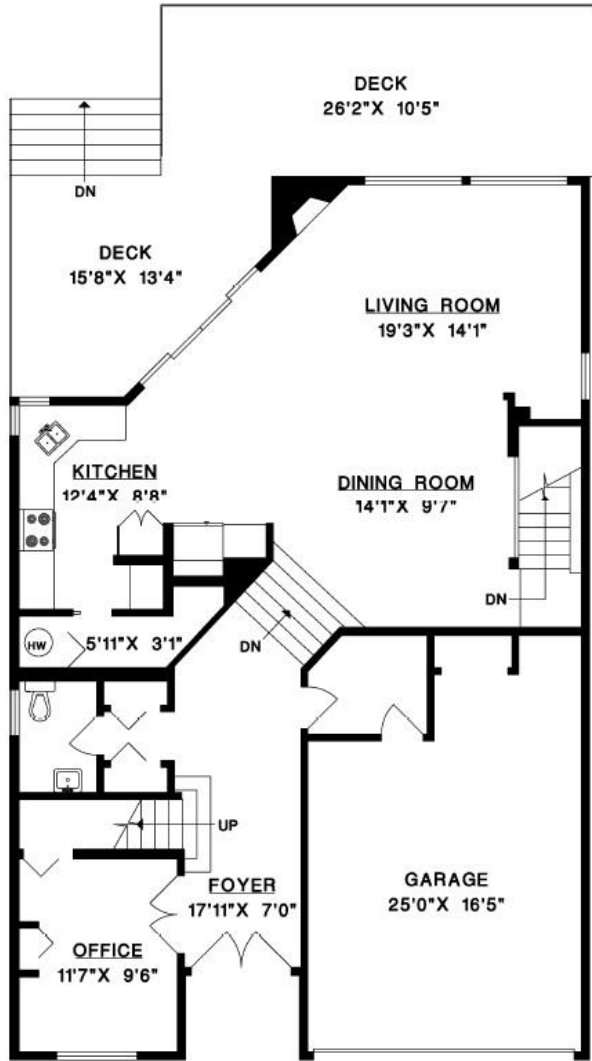
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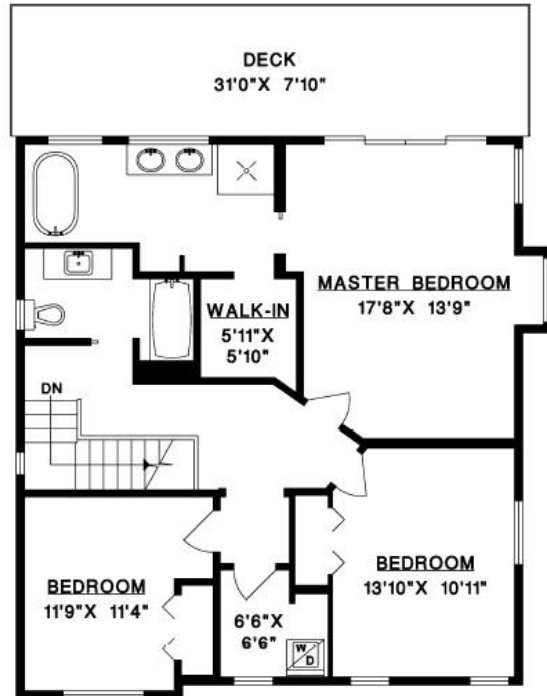
ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* Based on MLS houses sold
MOBILE 604.312.9999
www.ericchristiansen.com | eric@ericchristiansen.com

**6231 NELSON AVENUE
WEST VANCOUVER**

MAIN FLOOR	1,259 SQ.FT.
UPPER FLOOR	1,024 SQ.FT.
LOWER FLOOR	486 SQ.FT.
TOTAL	2,769 SQ.FT.
GARAGE	386 SQ.FT.
DECKS	689 SQ.FT.



MAIN FLOOR



UPPER FLOOR



LOWER FLOOR



1" = 6"
SCALE



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