



Presented by:  
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**Active**  
**R2137390**  
 Board: V  
 House/Single Family

**2522 MATHERS AVENUE**  
 West Vancouver  
 Dundarave  
 V7V 2J1

Residential Detached  
**\$3,298,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **63.90** Original Price: **\$3,298,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**  
 Depth / Size: Bathrooms: **4** Age: **29**  
 Lot Area (sq.ft.): **8,448.00** Full Baths: **4** Zoning: **SFD**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,756.26**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **010-066-641**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **4**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Other, RV Parking Avail.**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **PL VAP2261 LT 9 BLK 14 DL 555 LD 36**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 11'5	Above	Bedroom	13'5 x 12'9			x
Main	Family Room	17'6 x 15'2	Above	Bedroom	11'7 x 9'4			x
Main	Dining Room	17'6 x 15'2	Below	Recreation	27'8 x 15'0			x
Main	Office	11'5 x 10'4	Below	Media Room	15'6 x 14'4			x
Main	Kitchen	12'10 x 12'10	Below	Utility	6'7 x 5'4			x
Main	Laundry	7'10 x 5'7						x
Main	Foyer	15'10 x 11'5						x
Main	Sauna	5'9 x 4'8						x
Above	Master Bedroom	19'2 x 13'2						x
Above	Dressing Room	19'10 x 5'11						x

Finished Floor (Main):	<b>1,457</b>	# of Rooms:	<b>15</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>1,150</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>				Barn:	
Finished Floor (Below):	<b>1,051</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>				Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>4</b>	<b>Yes</b>				Pool:	
Finished Floor (Total):	<b>3,658 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>4</b>	<b>No</b>				Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Bed not in Basement: <b>3</b>	5							Door Height:	
Grand Total:	<b>3,658 sq. ft.</b>	Basement: <b>Full</b>		6								
				7								
				8								

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

**Dundarave Elegance by the Sea Wall. Perfect family oasis on private south facing 8,428 sq.ft. lot with partial water views. Built in 1988, home has been completely renovated over the years and features 3,700sq.ft. of living space, 3 + bdrms on 3 levels. 2 storey main entrance, connecting kitchen-family room and separate living dining and den on main floor. Top of the line appliances: Sub Zero and Wolf gas range Covered sundeck overlooking outdoor pool and gardens w/ Palm and Bananna trees. Upstairs: Stunning Master Bedroom suite w/ sundeck, fireplace, separate bath spa w/ skylight,vaulted ceiling and FP- spacious WI closet and elegant ensuite. 2 more bdrms with newer bathroom. Downstairs: media room, room for 2 more bedrooms or games room and 4th bathroom. Attached 2 car garage.**