



Presented by:

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Active
R2830767
Board: V
House/Single Family

3215 MATHERS AVENUE

West Vancouver
Westmount WV
V7V 2K6

Residential Detached

\$4,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,899,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1953
Frontage(feet): 120.00	Bathrooms: 4	Age: 70
Frontage(metres): 36.58	Full Baths: 3	Zoning: SFD
Depth / Size:	Half Baths: 1	Gross Taxes: \$10,515.79
Lot Area (sq.ft.): 16,133.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 0.37	P.I.D.: 010-574-441	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: SW Ocean Views		
Complex/Subdiv: Westmount		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **2 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 15, BLOCK 5, PLAN VAP7542, PART N1/2, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT, RPLMP10919**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	3,275	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,816	Main	Foyer	10'4 x 6'10	Above	Bedroom	18'2 x 18'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'9 x 31'10	Above	Bedroom	17'8 x 15'4	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'1 x 20'10	Above	Walk-In Closet	12'7 x 5'11	Main 3
Finished Floor (Basement):	766	Main	Kitchen	17'11 x 15'13	Below	Recreation Room	20'8 x 10'8	Above 4
Finished Floor (Total):	5,857 sq. ft.	Main	Eating Area	11'4 x 8'6	Below	Storage	9'1 x 7'11	Above 4
Unfinished Floor:	0	Main	Family Room	11'10 x 9'8	Below	Workshop	11'4 x 5'7	
Grand Total:	5,857 sq. ft.	Main	Bedroom	16'1 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	5'5 x 6'11			x	
		Main	Bedroom	15'1 x 16'2			x	
		Main	Office	16'10 x 14'8			x	
		Main	Storage	11' x 6'5			x	
Suite:		Above	Primary Bedroom	19'4 x 10'11			x	
Basement: Part		Above	Walk-In Closet	5'5 x 6'11			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 19	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

Ron Thom Masterpiece in Westmount! Exquisite residence is a testament to the brilliance of the acclaimed Architects- Sharp, Thompson, Berwick, Pratt, and its design is steeped in the heritage of West Coast modern architecture. With a generous 5,857 square feet of living space on 3 levels, 5 bedroom estate graces an expansive 16,133 square foot private corner lot. Echoes of Frank Lloyd Wright's influence can be seen throughout, marrying timeless design with modern comfort. In 1993 and 2008, significant additions were seamlessly integrated to preserve the original Ron Thom vision, creating a harmonious blend of eras. Iconic Clerestory windows, floor to ceiling glass framing the private landscaping, decks, creek, ocean views. Seamless indoor outdoor living. Blocks from West Bay Elementary.