



Presented by:  
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**Active**  
**R3051682**

Board: V  
House with Acreage

**2919 TOWER HILL CRESCENT**

West Vancouver  
Altamont  
V7V 4W6

Residential Detached

**\$3,189,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,350,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1995</b>
Frontage(feet): <b>35.00</b>	Bathrooms: <b>6</b>	Age: <b>31</b>
Frontage(metres): <b>10.67</b>	Full Baths: <b>5</b>	Zoning: <b>RS2</b>
Depth / Size: <b>126x320</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,857.97</b>
Lot Area (sq.ft.): <b>26,571.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.61</b>	P.I.D.: <b>017-677-530</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>Yes: Partial View</b>		
Complex/Subdiv: <b>Altamont</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>Water Supply: City/Municipal</b>		

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Wood</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
	Title to Land: <b>Freehold Strata</b> Dist. to School Bus:
Renovations: <b>Partly</b>	Reno. Year: <b>2010</b> Property Disc.: <b>Yes</b>
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Rain Screen:
Fireplace Fuel: <b>Natural Gas</b>	Metered Water:
Fuel/Heating: <b>Forced Air, Natural Gas</b>	R.I. Plumbing:
Outdoor Area: <b>Patio(s)</b>	Fixtures Leased: <b>No</b> :
Type of Roof: <b>Wood</b>	Fixtures Rmvd: <b>No</b> :
	Floor Finish: <b>Wall/Wall/Mixed</b>

Legal: **STRATA LOT 5, PLAN LMS258, DISTRICT LOT 815, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Guest Suite, Sauna/Steam Room**

Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vaulted Ceiling**

Finished Floor (Main):	2,044	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	1,051	Main	Foyer 7'8 x 12'10	Below	Recreation Room 25'10 x 21'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room 23' x 21'5	Below	Wine Room 8'9 x 5'4	Main 2
Finished Floor (Below):	1,051	Main	Dining Room 16'10 x 14'3	Below	Storage 6'6 x 7'	Above 4
Finished Floor (Basement):	0	Main	Butlers Pantry 9'2 x 7'6			Above 4
Finished Floor (Total):	4,146sq. ft.	Main	Kitchen 10'8 x 19'7			Above 5
Unfinished Floor:	0	Main	Family Room 14'2 x 10'9			Below 3
Grand Total:	4,146sq. ft.	Main	Laundry 9' x 5'			Main 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom 17'4 x 15'1			
Suite:		Above	Walk-In Closet 7'4 x 6'5			
Basement: <b>Fully Finished</b>		Above	Bedroom 15'10 x 11'			
		Above	Bedroom 18' x 11'2			
		Above	Flex Room 22'11 x 20'2			
		Below	Games Room 14'2 x 11'1			

Crawl/Bsmt. Height: # of Levels: **3**

# of Kitchens: **1** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:

MHR#: CSA/BCE: Maint. Fee: **\$125.00**

ByLaw Restrictions: **No Restrictions**

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

**Altamont Country Estate. 1st time offered, 4 bdrm elegant custom home designed by owner who is award winning architect. 26,571 sq.ft. of sunny privacy in a private and peaceful enclave of 9 luxury homes. Elegance, 3 levels, 4,000 sq.ft., spacious rooms suitable for entertaining. Foyer boasts grand staircase, 10 ft ceilings in the livingroom; gourmet kitchen, stainless steel appliances, quartz countertops connecting to family room and wet bar. You will love upstairs with stylish mbrdm, 2 more bedrooms and an incredibly designed games room/home business/artists studio with vaulted ceilings, exposed wood beams, fireplace, Juliette balcony. Downstairs: media room, inlaw accommodation + wine cellar. 2 car garage connects to home office. One of the most prestigious neighbourhoods in West Van.**