



Presented by:
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Active
R2976580

Board: V
House with Acreage

2919 TOWER HILL CRESCENT

West Vancouver
Altamont
V7V 4W6

Residential Detached

\$4,198,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,198,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1995
Frontage(feet): 35.00	Bathrooms: 6	Age: 30
Frontage(metres): 10.67	Full Baths: 5	Zoning: RS2
Depth / Size: 126x320	Half Baths: 1	Gross Taxes: \$10,857.97
Lot Area (sq.ft.): 26,571.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 0.61	P.I.D.: 017-677-530	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: Partial View		
Complex/Subdiv: Altamont		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Water Supply: City/Municipal		

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

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Wood**

Reno. Year: **2010**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

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			x	Above	4
		Main	Kitchen	10'8 x 19'7			x	Above	5
Finished Floor (Total):	4,146sq. ft.	Main	Family Room	14'2 x 10'9			x	Below	3
Unfinished Floor:	0	Main	Laundry	9' x 5'			x	Main	3
Grand Total:	4,146sq. ft.	Above	Primary Bedroom	17'4 x 15'1			x		
		Above	Walk-In Closet	7'4 x 6'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'10 x 11'			x		
		Above	Bedroom	18' x 11'2			x		
Suite:		Above	Flex Room	22'11 x 20'2			x		
Basement:Fully Finished		Below	Games Room	14'2 x 11'1			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 16	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 mbdm, 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.