



## 540 Robin Hood Road Offered at \$2,998,000

This solid 4,676 sq. ft. 6 bedroom, 4 bathroom home is situated on a huge 20,736 sq. ft. property. A solid home with vaulted ceilings, huge open rooms enjoyed the moment you enter the front door and a bright sunny exposure. This is an incredible opportunity to renovate the existing large 2 level residence or build your dream home in a neighbourhood of spectacular new homes. Close to premier private schools, Hollyburn Country Club and Capilano Golf Course. A must see.



**ERIC CHRISTIANSEN**  
GROUP  
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**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2819297**  
 Board: V  
 House/Single Family

**540 ROBIN HOOD ROAD**

West Vancouver  
 British Properties  
 V7S 1T3

Residential Detached

**\$2,998,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$2,998,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1955**  
 Frontage(feet): **108.00** Bathrooms: **4** Age: **68**  
 Frontage(metres): **32.92** Full Baths: **3** Zoning: **RS3**  
 Depth / Size: **200 IRR** Half Baths: **1** Gross Taxes: **\$7,126.50**  
 Lot Area (sq.ft.): **20,736.00** Rear Yard Exp: **Southeast** For Tax Year: **2023**  
 Lot Area (acres): **0.48** P.I.D.: **009-954-082** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: :  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas, Wood**  
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 Rain Screen: **No**  
 Metered Water:  
 R.I. Plumbing:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Land Lease Expiry Year:

Legal: **LOT 6, BLOCK 17, PLAN VAP8721, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,466	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	26'9 x 19'2	Below	Bedroom	12'8 x 12'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'10 x 10'0	Below	Bedroom	17'0 x 10'4	Main	5
Finished Floor (Below):	2,210	Main	Kitchen	16'7 x 11'4	Below	Workshop	17'9 x 12'5	Main	2
Finished Floor (Basement):	0	Main	Family Room	23'2 x 12'6	Below	Laundry	16'11 x 9'7	Below	4
Finished Floor (Total):	4,676 sq. ft.	Main	Office	10'5 x 8'1			x	Below	4
Unfinished Floor:	0	Main	Primary Bedroom	13'7 x 10'5			x		
Grand Total:	4,676 sq. ft.	Main	Bedroom	13'4 x 10'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'7 x 9'1			x		
Suite:		Main	Bedroom	11'3 x 9'10			x		
Basement: <b>None</b>		Main	Foyer	12'5 x 6'7			x		
		Below	Recreation Room	30'1 x 10'8			x		
		Below	Games Room	23'1 x 12'6			x		
		Below	Bar Room	13'11 x 10'9			x		

Crawl/Bsmt. Height: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **17**

Manuf Type:  
 MHR#: Registered in MHR?:  
 ByLaw Restrictions: CSA/BCE: PAD Rental:  
 Maint. Fee:

Listing Broker(s): **Bellevue Realty Group**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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BRG

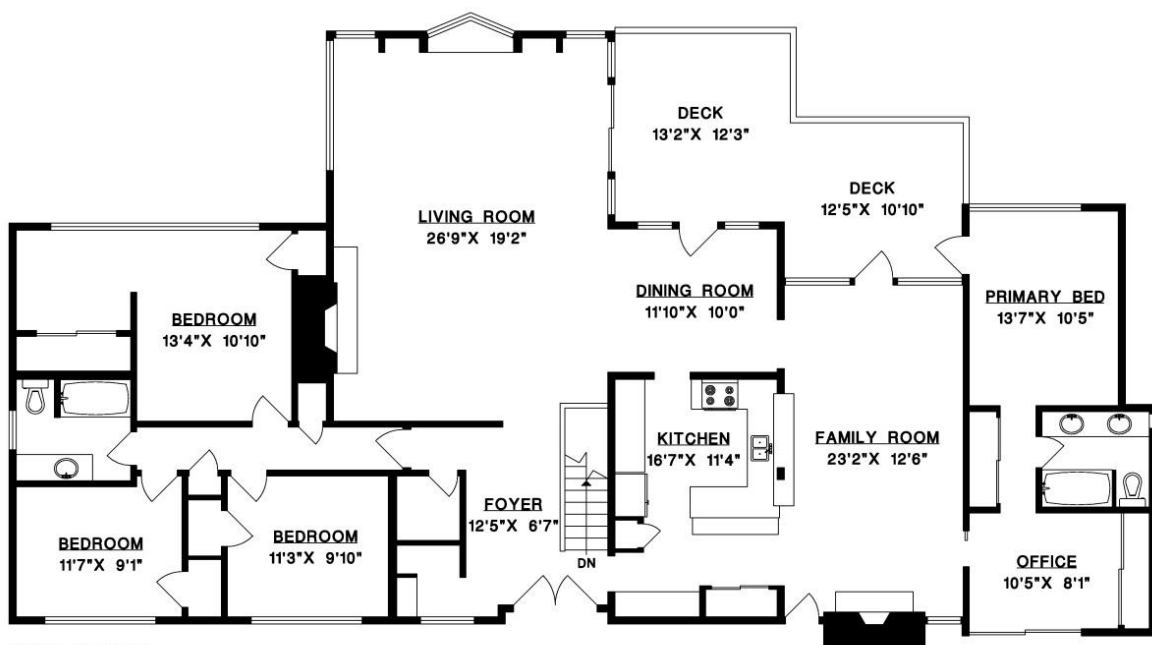
540 ROBIN HOOD ROAD  
WEST VANCOUVER

MAIN FLOOR 2,466 SQ.FT.

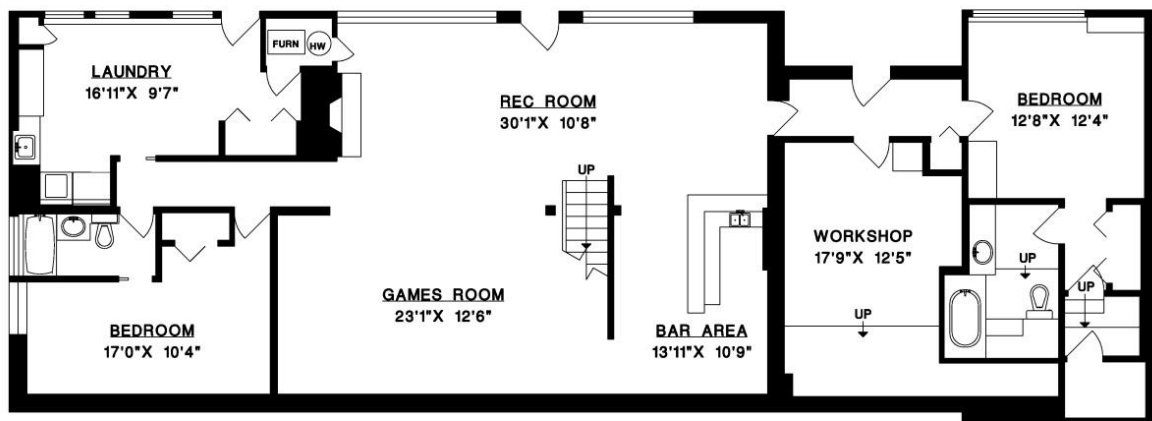
LOWER FLOOR 2,210 SQ.FT.

**TOTAL 4,676 SQ.FT.**

DECK 309 SQ.FT.



MAIN FLOOR

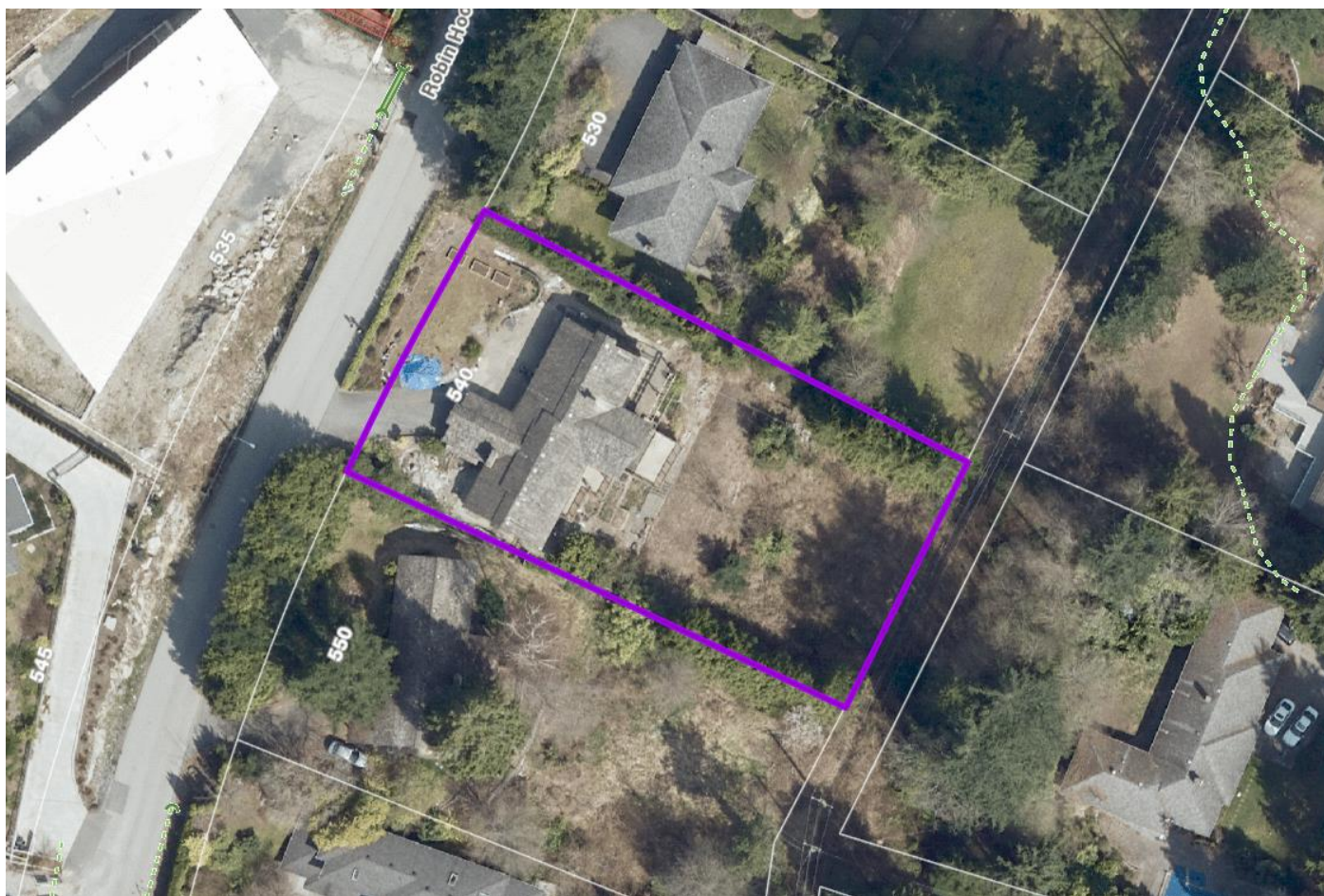


LOWER FLOOR



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