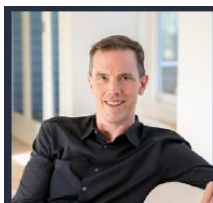





## 3185 Benbow Road Offered at \$7,508,000

Spectacular custom-built residence designed by Paul Butler, with stunning views, deluxe Miele appliances, fry kitchen & exceptional quality throughout. Offering 6 beds, 7 baths and 7,372 sq. ft. of living space on 3 levels. This bright modern home features all above-ground living spaces, maximizing natural light & views from every level. Expansive decks on both the main & upper floors create seamless indoor-outdoor living, perfect for entertaining or relaxing while enjoying the expansive views. The 3 car garage features an overheight ceiling that could accommodate vehicle lifts to fit up to 6 cars. This combined with a large level autocourt makes this home ideal for car enthusiasts. Conveniently located just 5 minutes from sought-after West Bay Elementary School.



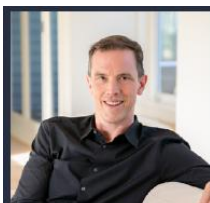
**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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

<b>Active</b>		<b>3185 BENBOW ROAD</b>		Residential Detached					
<b>R3104654</b>		West Vancouver		<b>\$7,508,000</b> (LP) 					
Board: V		Westmount WV		(SP) 					
House/Single Family		V7V 3E1							
		Sold Date:		If new, GST/HST inc?:					
		Meas. Type: <b>Feet</b>		Bedrooms: <b>6</b>					
		Frontage(feet): <b>70.00</b>		Bathrooms: <b>7</b>					
		Frontage(metres): <b>21.34</b>		Age: <b>7</b>					
		Depth / Size: <b>208.90 IRR</b>		Full Baths: <b>7</b>					
		Lot Area (sq.ft.): <b>19,124.00</b>		Zoning: <b>RS3</b>					
		Lot Area (acres): <b>0.44</b>		Gross Taxes: <b>\$28,383.32</b>					
		Flood Plain:		Rear Yard Exp: <b>South</b>					
		View: <b>Yes: Panoramic city &amp; ocean views</b>		For Tax Year: <b>2025</b>					
		Complex/Subdiv:		Tax Inc. Utilities?:					
		First Nation Reserve:		Tour:					
		Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>							
		Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>					
Style of Home: <b>3 Storey</b>		Total Parking: <b>6</b>		Covered Parking: <b>3</b>					
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Triple</b>		Parking Access: <b>Front</b>					
Exterior: <b>Stone, Stucco, Wood</b>		Driveway Finish: <b>Paving Stone</b>							
Foundation: <b>Concrete Perimeter</b>		Dist. to Public Transit: <b>Near</b>		Dist. to School Bus: <b>Near</b>					
Renovations:		Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:					
# of Fireplaces: <b>1</b> R.I. Fireplaces:		Property Disc.: <b>Yes</b>							
Fireplace Fuel: <b>Natural Gas</b>		Fixtures Leased: <b>No</b>							
Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b>		Fixtures Rmvd: <b>No</b>							
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		Floor Finish: <b>Hardwood, Tile</b>							
Type of Roof: <b>Metal</b>									
Legal: <b>LOT 6, BLOCK 10, PLAN VAP10133, PART N1/2, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>									
Amenities: <b>Air Cond./Central</b>									
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>									
Features: <b>Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Security System, Vacuum - Built In</b>									
Finished Floor (Main):	<b>2,953</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	<b>2,486</b>	Main	Living Room	20'11 x 20'3	Above	Bedroom	16'6 x 12'10	Floor #Pcs	
Finished Floor (AbvMain2):	<b>0</b>	Main	Dining Room	17'10 x 14'7	Above	Walk-In Closet	10'0 x 6'0	Main	<b>3</b>
Finished Floor (Below):	<b>1,933</b>	Main	Kitchen	22'6 x 13'4	Above	Bedroom	14'7 x 13'6	Above	<b>3</b>
Finished Floor (Basement):	<b>0</b>	Main	Wok Kitchen	13'11 x 9'11	Above	Walk-In Closet	11'4 x 10'3	Above	<b>6</b>
Finished Floor (Total):	<b>7,372sq. ft.</b>	Main	Eating Area	15'7 x 11'0	Above	Walk-In Closet	10'9 x 6'4	Above	<b>3</b>
Unfinished Floor:	<b>0</b>	Main	Family Room	7'8 x 3'6	Below	Recreation Room	23'5 x 19'9	Above	<b>5</b>
Grand Total:	<b>7,372sq. ft.</b>	Main	Office	14'4 x 12'10	Below	Gym	16'6 x 9'6	Below	<b>3</b>
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	Main	Flex Room	13'7 x 10'6	Below	Bedroom	17'0 x 13'1	Below	<b>4</b>
Suite:		Main	Mud Room	20'9 x 8'3	Below	Walk-In Closet	10'5 x 10'0		
Basement: <b>None</b>		Above	Primary Bedroom	20'1 x 14'10	Below	Bedroom	15'9 x 12'8		
		Above	Walk-In Closet	12'7 x 8'8	Below	Utility	18'2 x 9'9		
		Above	Bedroom	16'7 x 11'9	Below	Storage	8'5 x 5'5		
		Above	Walk-In Closet	6'11 x 6'10			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>25</b>	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							
Listing Broker(s): <b>Bellevue Realty Group</b>		<b>Bellevue Realty Group</b>							

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.

**ERIC CHRISTIANSEN**

eric@ericchristiansen.com

**604-312-9999**

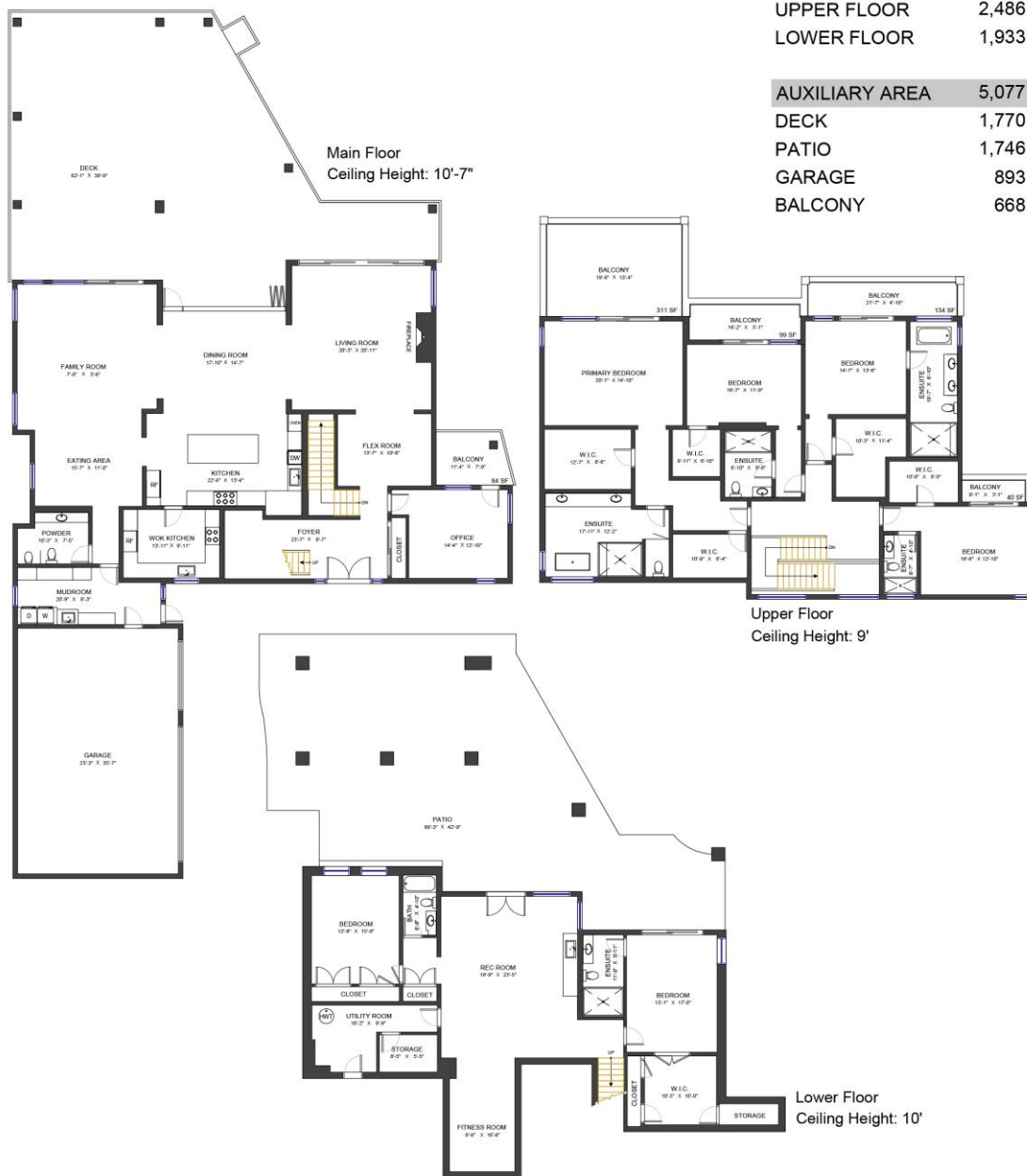
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

3185 Benbow Road  
West Vancouver, BC

LIVING AREA	7,372 SF
MAIN FLOOR	2,953 SF
UPPER FLOOR	2,486 SF
LOWER FLOOR	1,933 SF

AUXILIARY AREA	5,077 SF
DECK	1,770 SF
PATIO	1,746 SF
GARAGE	893 SF
BALCONY	668 SF



Valid Until: March 15, 2027

All dimensions are approximate and not suitable for architectural/construction use.  
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.  
Total square footage might be kept consistent with strata plan. It might include unfinished area.  
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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





**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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