



## 620 Kenwood Road Offered at \$6,480,000

This new, 7,114 sq. ft., 6 bedroom, 8 bathroom home is STUNNING. The features list is endless and ticks all the boxes. Radiant heat, air conditioning, elevator, steam room, sauna, 1 bedroom guest suite and too much more to list. From the moment you enter the grand foyer, you will appreciate the quality and craftsmanship that compliments the incredible layout. The kitchen is deluxe with top-of-the-line appliances and separate wok kitchen. The lower level opens to a flat back yard and one of the 2 covered patios. The guest suite is registered and has separate parking. Incredible value in a prestigious neighborhood just minutes to Capilano Golf, Hollyburn and top private schools.



**ERIC CHRISTIANSEN**  
eric@ericchristiansen.com

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

<b>Active</b> <b>R3094683</b>		<b>620 KENWOOD ROAD</b>		Residential Detached							
Board: V		West Vancouver British Properties V7S 1S8		<b>\$6,480,000</b> (LP)							
House/Single Family				(SP) 							
		Sold Date:		If new, GST/HST inc?: <b>No</b>							
		Meas. Type: <b>Feet</b>		Bedrooms: <b>6</b>							
		Frontage(feet): <b>145.00</b>		Bathrooms: <b>8</b>							
		Frontage(metres): <b>44.20</b>		Full Baths: <b>7</b>							
		Depth / Size: <b>131.70 IRR</b>		Half Baths: <b>1</b>							
		Lot Area (sq.ft.): <b>17,825.00</b>		Rear Yard Exp: <b>Southeast</b>							
		Lot Area (acres): <b>0.41</b>		P.I.D.: <b>008-110-069</b>							
		Flood Plain:		Original Price: <b>\$6,480,000</b>							
		View: <b>Yes: Mountain</b>		Approx. Year Built: <b>2025</b>							
		Complex/Subdiv:		Age: <b>1</b>							
First Nation Reserve:		Zoning: <b>RS3</b>									
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		Gross Taxes: <b>\$11,652.83</b>									
Sewer Type: <b>City/Municipal</b>		For Tax Year: <b>2025</b>									
Water Supply: <b>City/Municipal</b>		Tax Inc. Utilities?:									
		Tour: <b>Virtual Tour URL</b>									
Style of Home: <b>3 Storey</b>		Total Parking: <b>6</b>		Covered Parking: <b>2</b>							
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Double</b>		Parking Access: <b>Front</b>							
Exterior: <b>Stone, Stucco</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>2</b>		Property Disc.: <b>Yes</b>									
R.I. Fireplaces:		Fixtures Leased: <b>No</b>									
Fireplace Fuel: <b>Natural Gas, Other</b>		Metered Water:									
Fuel/Heating: <b>Heat Pump, Hot Water, Radiant</b>		R.I. Plumbing:									
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		Fixtures Rmvd: <b>:</b>									
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Hardwood, Tile</b>									
Legal: <b>LOT 29, BLOCK 17, PLAN VAP8721, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>											
Amenities: <b>Air Cond./Central, Elevator</b>											
Site Influences: <b>Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>											
Features: <b>Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Range Top</b>											
Finished Floor (Main): <b>2,549</b>		Floor Type		Dimensions		Floor Type		Dimensions		Bathrooms	
Finished Floor (Above): <b>2,016</b>		Main Living Room		19'9 x 17'9		Above Bedroom		15'0 x 10'3		Floor #Pcs	
Finished Floor (AbvMain2): <b>0</b>		Main Dining Room		19'9 x 13'6		Above Flex Room		8'5 x 6'3		Main 2	
Finished Floor (Below): <b>2,549</b>		Main Kitchen		19'0 x 15'8		Below Recreation Room		34'1 x 18'4		Main 3	
Finished Floor (Basement): <b>0</b>		Main Wok Kitchen		15'2 x 6'9		Below Bar Room		14'6 x 8'6		Above 7	
Finished Floor (Total): <b>7,114sq. ft.</b>		Main Family Room		19'0 x 19'0		Below Media Room		18'4 x 14'0		Above 4	
Unfinished Floor: <b>0</b>		Main Bedroom		13'0 x 12'2		Below Nook		6'11 x 5'8		Above 3	
Grand Total: <b>7,114sq. ft.</b>		Main Laundry		16'7 x 6'10		Below Living Room		13'4 x 10'3		Above 3	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Main Foyer		14'2 x 13'9		Below Kitchen		13'4 x 9'0		Below 3	
Suite:		Above Primary Bedroom		17'6 x 16'2		Below Bedroom		14'4 x 12'2		Below 4	
Basement: <b>None</b>		Above Walk-In Closet		11'6 x 9'0		Below Flex Room		9'1 x 8'1			
Crawl/Bsmt. Height:		Above Bedroom		15'5 x 12'2		Below Mud Room		8'2 x 6'7			
# of Levels: <b>3</b>		Above Bedroom		13'7 x 12'7		Below Sauna		7'11 x 4'3			
# of Kitchens: <b>3</b>		Above Walk-In Closet		10'0 x 4'3		Below Utility		10'7 x 6'4			
Manuf Type:		Registered in MHR?:		PAD Rental:							
MHR#:		CSA/BCE:		Maint. Fee:							
ByLaw Restrictions:											
Listing Broker(s): <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

620 KENWOOD RD,  
WEST VANCOUVER, V7S 1S8

UPPER FLOOR	2,016 SQ FT
MAIN FLOOR	2,549 SQ FT
BASEMENT	2,549 SQ FT
<b>TOTAL FINISHED AREA</b>	<b>7,114 SQ FT</b>
BALCONY*	170 SQ FT
DECK*	545 SQ FT
GARAGE*	433 SQ FT
GRAVEL PATIO*	293 SQ FT
PATIO*	1,204 SQ FT

\*NOT INCLUDED IN OVERALL SQUARE FOOTAGE

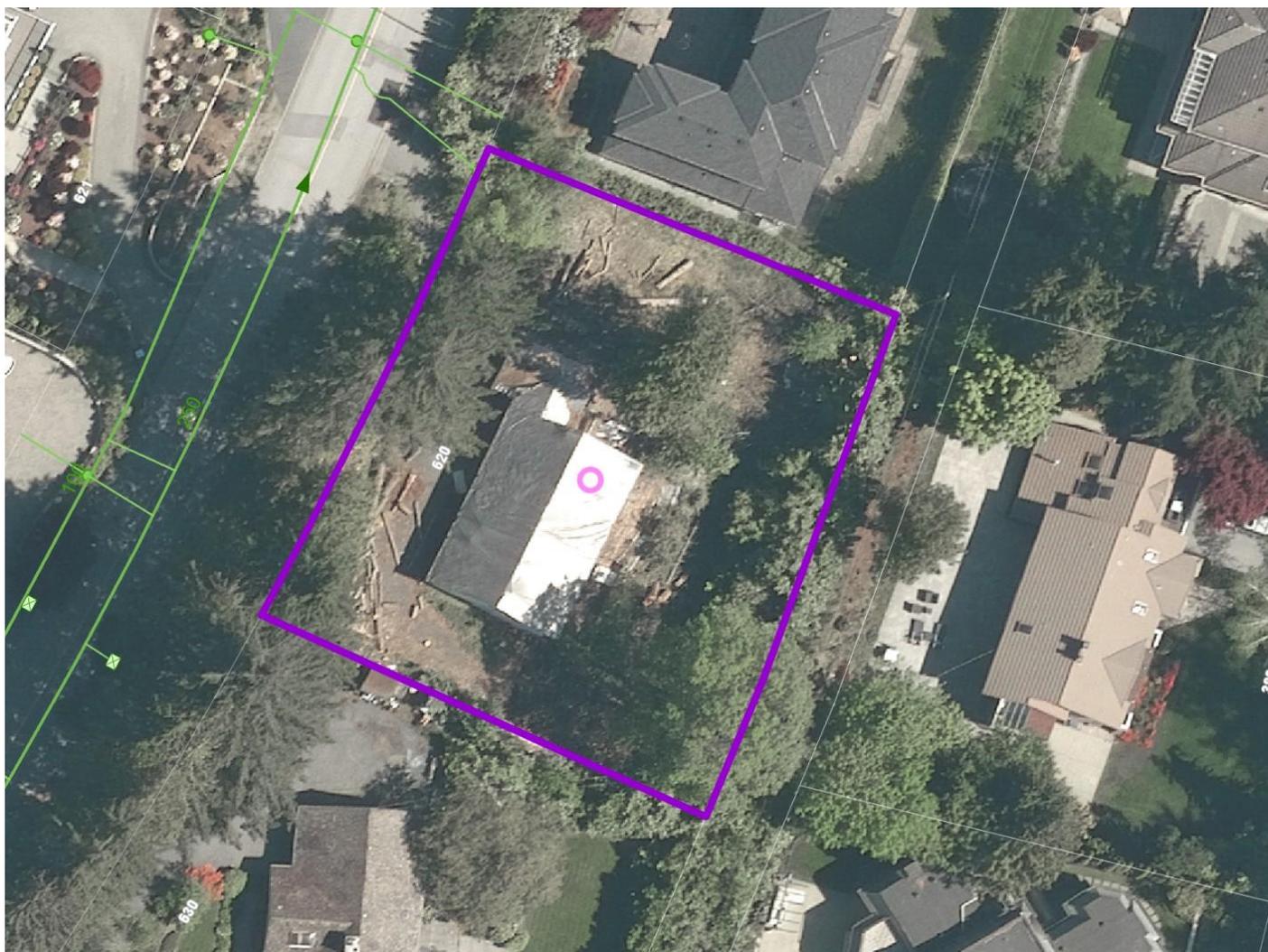


MEASURED ON AUGUST 4, 2025 EXCLUSIVELY FOR APN# LAMUNA. VALID FOR 1 YEAR  
**REAL**  
 MARKET VALUATION & REVENUE  
 REALTOR ASSOCIATION OF BC  
 1170 - 120 - 1000



**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