




PH#1100 – 3963 Uplands Way Offered at \$8,388,000

This is West Vancouver's premier penthouse apartment at the brand new Hawksley building by Beedie. The unobstructed views are the best I have ever seen from the North Shore mountains to Vancouver Island and beyond. You will be blown away. Features of this 3 bedroom, 4 bathroom and den home include 4,089 sq. ft. of living space, and additional 1,823 sq. ft. of decks (ready for a hot tub and barbeque station) and too much more to list. Truly one of the most spectacular apartments I have ever seen. Hawksley amenities include a gym, bike storage and workshop, dog wash, meeting room, and music room. Just minutes to prestigious Mulgrave and Collingwood private schools.



ERIC CHRISTIANSEN
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| Active R3133246 Board: V Apartment/Condo | 1100 3963 UPLANDS WAY West Vancouver Cypress Park Estates V7S 0B6 | Residential Attached \$8,388,000 (LP) (SP) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|------------|----------------|-------------|------------|-------|-------------|-------------|----------|------|-------------|-------------|------|----------------|------------|---|------|---|-----|------|-------------|---------------|------|---------|-------------|---|------|---|-----|------|---------|------------|------|----------------|-------------|---|------|---|-----|------|-------------|------------|------|---------|-------------|---|------|---|----|------|-----------|-------------|------|---------|-------------|---|--|--|--|------|--------|-------------|------|----------|-------------|---|--|--|--|------|-----|-------------|------|----------|-------------|---|--|--|--|------|-----------------|-------------|------|-------|------------|---|--|--|--|--|--|
|  | Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: Hawksley First Nation: Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal | If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 4 Full Baths: 3 Half Baths: 1 P.I.D.: 032-764-031 Original Price: \$8,388,000 Approx. Year Built: 2026 Age: 0 Zoning: CD3 Gross Taxes: \$8,129.12 For Tax Year: 2026 Tax Inc. Utilities?: Tour: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Style of Home: Penthouse Construction: Concrete Exterior: Concrete, Glass, Other Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Electric Fuel/Heating: Forced Air, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Other | Reno. Year: Rain Screen: Full Metered Water: R.I. Plumbing: | Total Parking: 5 Covered Parking: 5 Parking Access: Side Parking: Garage Underbuilding, Visitor Parking Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: : Fixtures Rmvd: No : Floor Finish: Hardwood, Tile | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal: STRATA LOT 35, PLAN EPS12190, DISTRICT LOT 888, 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 V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amenities: Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Wine Cooler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Main): 4,089 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 4,089 sq. ft. Unfinished Floor: 0 Grand Total: 4,089 sq. ft. | Units in Development: Exposure: South Mgmt. Co's Name: Rancho Management Services Maint Fee: \$2,544.52 Maint Fee Includes: Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water | Tot Units in Strata: 76 Locker: Yes Stores in Building: 11 Mgmt. Co's #: 604-684-4508 Council/Park Apprv?: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 2 # of Rooms: 16 | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: Minimum 1 month | # of Pets: 2 Cats: Yes Dogs: Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>19'9 x 14'2</td> <td>Main</td> <td>Walk-In Closet</td> <td>13'5 x 9'8</td> <td>1</td> <td>Main</td> <td>7</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>14'11 x 14'10</td> <td>Main</td> <td>Bedroom</td> <td>22'1 x 18'0</td> <td>2</td> <td>Main</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>22'3 x 9'3</td> <td>Main</td> <td>Walk-In Closet</td> <td>10'2 x 4'11</td> <td>3</td> <td>Main</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Wok Kitchen</td> <td>12'2 x 8'5</td> <td>Main</td> <td>Bedroom</td> <td>13'9 x 11'6</td> <td>4</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Flex Room</td> <td>13'0 x 12'5</td> <td>Main</td> <td>Laundry</td> <td>10'10 x 8'6</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Office</td> <td>15'6 x 11'8</td> <td>Main</td> <td>Mud Room</td> <td>12'3 x 9'11</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Den</td> <td>13'2 x 10'5</td> <td>Main</td> <td>Mud Room</td> <td>11'11 x 8'8</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>28'3 x 19'6</td> <td>Main</td> <td>Foyer</td> <td>21'9 x 5'3</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? | Main | Living Room | 19'9 x 14'2 | Main | Walk-In Closet | 13'5 x 9'8 | 1 | Main | 7 | Yes | Main | Dining Room | 14'11 x 14'10 | Main | Bedroom | 22'1 x 18'0 | 2 | Main | 3 | Yes | Main | Kitchen | 22'3 x 9'3 | Main | Walk-In Closet | 10'2 x 4'11 | 3 | Main | 3 | Yes | Main | Wok Kitchen | 12'2 x 8'5 | Main | Bedroom | 13'9 x 11'6 | 4 | Main | 2 | No | Main | Flex Room | 13'0 x 12'5 | Main | Laundry | 10'10 x 8'6 | 5 | | | | Main | Office | 15'6 x 11'8 | Main | Mud Room | 12'3 x 9'11 | 6 | | | | Main | Den | 13'2 x 10'5 | Main | Mud Room | 11'11 x 8'8 | 7 | | | | Main | Primary Bedroom | 28'3 x 19'6 | Main | Foyer | 21'9 x 5'3 | 8 | | | | Listing Broker(s): Bellevue Realty Group Bellevue Realty Group | |
| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Living Room | 19'9 x 14'2 | Main | Walk-In Closet | 13'5 x 9'8 | 1 | Main | 7 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Dining Room | 14'11 x 14'10 | Main | Bedroom | 22'1 x 18'0 | 2 | Main | 3 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Kitchen | 22'3 x 9'3 | Main | Walk-In Closet | 10'2 x 4'11 | 3 | Main | 3 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Wok Kitchen | 12'2 x 8'5 | Main | Bedroom | 13'9 x 11'6 | 4 | Main | 2 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Flex Room | 13'0 x 12'5 | Main | Laundry | 10'10 x 8'6 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Office | 15'6 x 11'8 | Main | Mud Room | 12'3 x 9'11 | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Den | 13'2 x 10'5 | Main | Mud Room | 11'11 x 8'8 | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Primary Bedroom | 28'3 x 19'6 | Main | Foyer | 21'9 x 5'3 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Full video tour at jeannegossart.com and ericchristiansen.com

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

**ERIC CHRISTIANSEN**

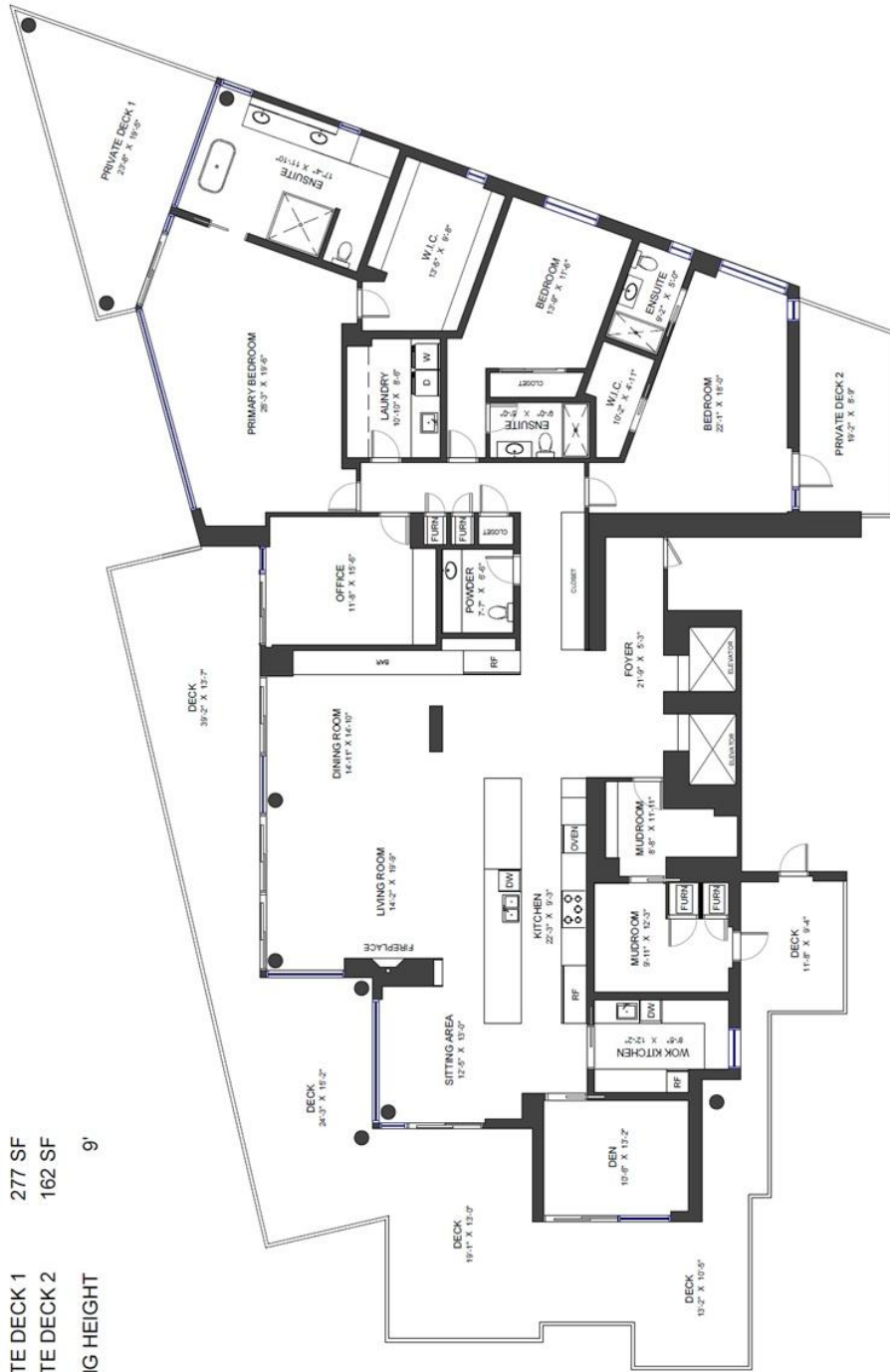
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1100 3963 Uplands Way
West Vancouver, BC

| | |
|----------------|----------|
| LIVING AREA | 4,089 SF |
| MAIN DECK | 1,384 SF |
| PRIVATE DECK 1 | 277 SF |
| PRIVATE DECK 2 | 162 SF |
| CEILING HEIGHT | 9' |



Valid Until: May 29, 2027



All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%. EGO insured. We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z390-2003 method.



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