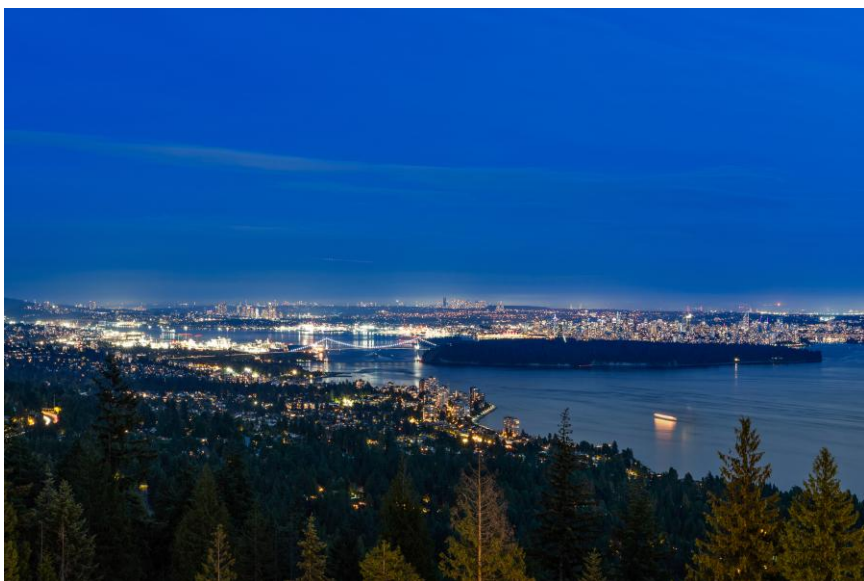




PH#1100 – 3963 Uplands Way Offered at \$8,388,000



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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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3172256Board: V
Apartment/Condo**1100 3963 UPLANDS WAY**West Vancouver
Cypress Park Estates
V7S 0B6

Residential Attached

\$8,388,000 (LP) 
(SP) 

Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **3**
 Frontage(feet): Bathrooms: **4**
 Frontage(metres): Full Baths: **3**
 Depth / Size (ft.): Half Baths: **1**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **032-764-031**
 View: **Yes : panoramic city & water views**
 Complex / Subdiv: **Hawksley**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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	Units in Development:	Tot Units in Strata: 76	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 11	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho Management Services	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$2,544.52	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 4,089 sq. ft.			
Unfinished Floor: 0			
Grand Total: 4,089 sq. ft.			

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: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr) Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Minimum 1 month**

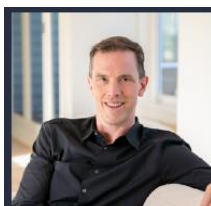
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'9 x 14'2	Main	Walk-In Closet	13'5 x 9'8	1	Main	7	Yes
Main	Dining Room	14'11 x 14'10	Main	Bedroom	22'1 x 18'0	2	Main	3	Yes
Main	Kitchen	22'3 x 9'3	Main	Walk-In Closet	10'2 x 4'11	3	Main	3	Yes
Main	Wok Kitchen	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

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**

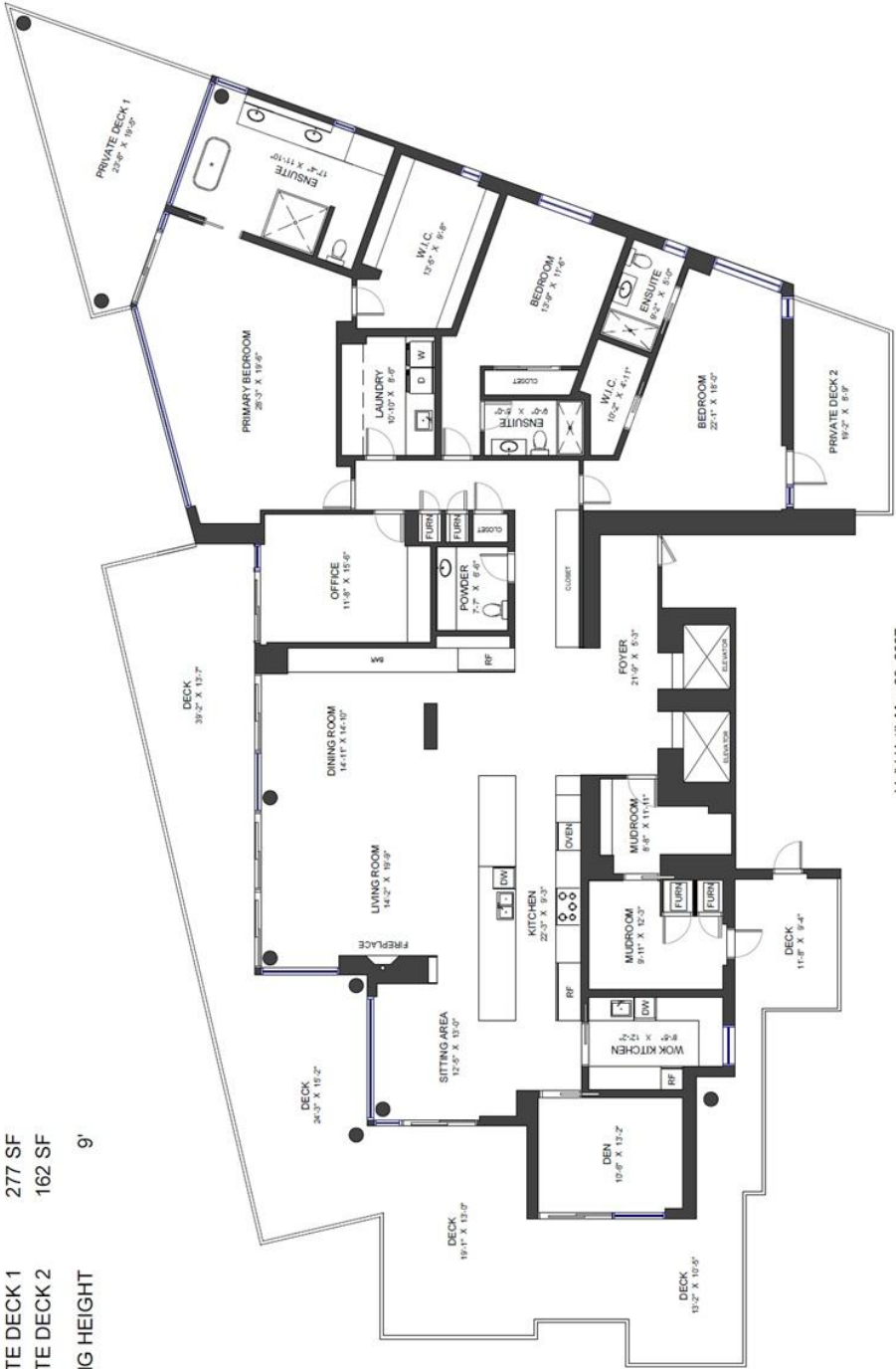
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1100 3963 Uplands Way
West Vancouver, BC

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%. E&O issued. We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z765-2003 method.

Uplan.ca



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