



535 Robin Hood Road Offered at \$9,880,000

This incredible architectural view home is artwork you can live in. A McLeod Bovell masterpiece that was intentionally designed with one floor living in mind or aging in place and built with an extensive use of concrete and engineered steel. The huge spans, soaring ceilings and floor to ceiling windows create the tranquility of an art gallery while maintaining the warmth of a home. Features include 7,385 sq. ft. of living space, 4 bedrooms, 5 bathrooms, self-contained guest/in-law suite, radiant heat in all bathrooms, air-conditioning, elevator, smart home lighting, roughed in generator and too much more to list. The self-supporting steel roof contains an eco-friendly water collection system that culminates into a waterfall pond and underground cistern. Lots of space for a pool if desired.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2691502
 Board: V
 House/Single Family

535 ROBIN HOOD ROAD

West Vancouver
 British Properties
 V7S 1T4

Residential Detached

\$9,880,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$9,880,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2022**
 Frontage(feet): **177.60** Bathrooms: **5** Age: **0**
 Frontage(metres): **54.13** Full Baths: **4** Zoning: **RS3**
 Depth / Size: **161.80 IRR** Half Baths: **1** Gross Taxes: **\$15,110.68**
 Lot Area (sq.ft.): **22,215.00** Rear Yard Exp: **Northeast** For Tax Year: **2022**
 Lot Area (acres): **0.51** P.I.D.: **010-581-308** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: mountain and partial city**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Water Supply: City/Municipal**

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

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen: **Full** Fixtures Leased: **No**
 Metered Water:
 R.I. Plumbing:
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Total Parking: **6** Covered Parking: **4** Parking Access: **Front**
 Parking: **Carport; Multiple, Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LOT 39, BLOCK 18, PLAN VAP7524, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Air Cond./Central, Elevator**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Finished Floor (Main):	4,224	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	32'7 x 29'5	Below	Media Room	21'5 x 19'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'9 x 14'9	Below	Living Room	26'6 x 15'6	Main	2
Finished Floor (Below):	3,161	Main	Kitchen	20'9 x 16'2	Below	Dining Room	12'6 x 10'11	Main	3
Finished Floor (Basement):	0	Main	Family Room	16'1 x 13'3	Below	Kitchen	9'7 x 9'4	Main	5
Finished Floor (Total):	7,385sq. ft.	Main	Master Bedroom	20'9 x 16'10	Below	Bedroom	17'6 x 16'2	Main	3
Unfinished Floor:	0	Main	Walk-In Closet	12'0 x 8'10	Below	Walk-In Closet	18'6 x 8'1	Below	3
Grand Total:	7,385sq. ft.	Main	Bedroom	15'6 x 14'6	Below	Den	15'0 x 10'6		
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	14'10 x 6'2	Below	Storage	15'8 x 7'4		
Suite:		Main	Bedroom	12'0 x 10'8			x		
Basement:None		Main	Laundry	9'11 x 8'1			x		
		Main	Pantry	8'0 x 4'10			x		
		Main	Foyer	14'11 x 13'9			x		
		Below	Recreation Room	24'0 x 18'1			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Sterling Pacific Realty Inc.

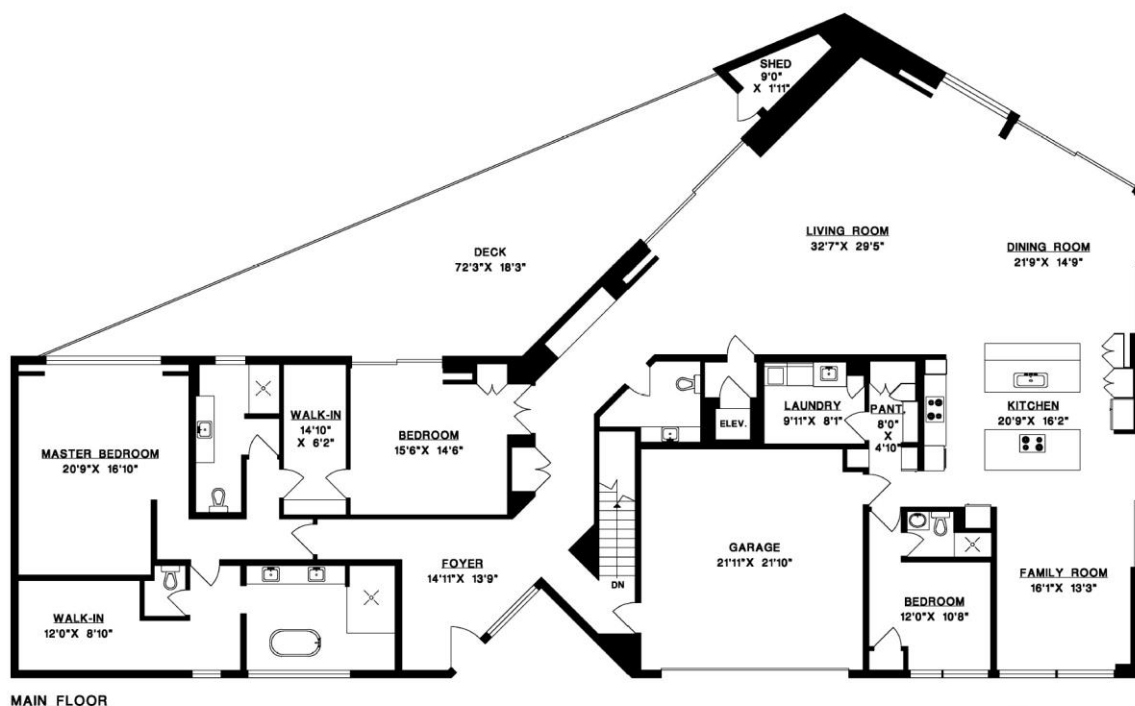
Full video tour at www.ericchristiansen.com

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



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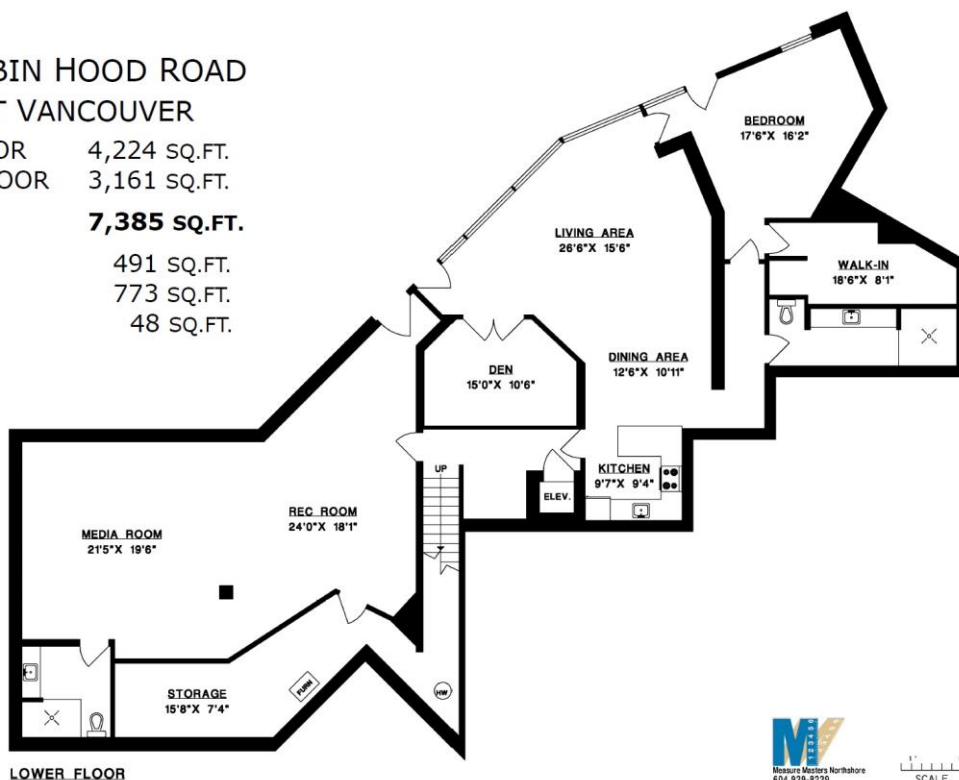


535 ROBIN HOOD ROAD
WEST VANCOUVER

MAIN FLOOR 4,224 SQ.FT.
LOWER FLOOR 3,161 SQ.FT.

TOTAL 7,385 SQ.FT.

GARAGE 491 SQ.FT.
DECK 773 SQ.FT.
SHED 48 SQ.FT.



M
Metro Realty
604 929-8229

1" = 8'
SCALE



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535 Robin Hood Road – Features

Main Floor Construction

- "Post Tension" concrete slab 18" thick
- No wood structural components in floor
- Elevator
- Built-in Vacuum system
- Roughed in for generator

Flooring

- White oak hardwood

Doors

- Exterior door package imported from Austria
- Each sliding door off the living area is 1600 pounds
- Interior solid white oak doors

Kitchen

- Bulthaup brand
- Imported from Germany
- Cost is around \$400,000 for kitchen

Appliances

- Sub Zero fridge, freezer, wine cooler
- Wolf gas teppanyaki range
- Gaggenau induction cooktop
- Wolf steam oven
- Miele commercial grade dishwasher

Roof Construction

- Full commercial grade construction
- No wood in the structure, all steel
- Roof system alone costs around \$1,200,000

Wiring

- Home is "future proof smart wired"
- Control 4 ready
- C4 has been installed in key living areas. The engraved name plates are to follow once the buyer selects scenes

Rain Water Harvesting

- 4000 gallons of rainwater is harvested in tanks to be used for irrigation on the property





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