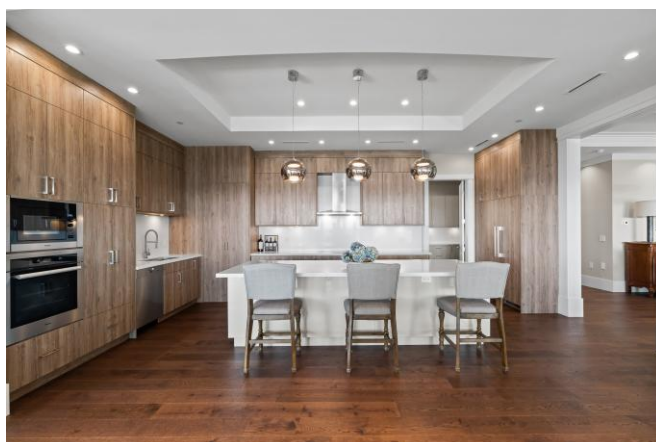




3185 Benbow Road Offered at \$7,508,000

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



JEANNE GOSSART
Personal Real Estate Corporation
jeanne@jeannegossart.com
604-360-9797

Active
R3104654
 Board: V
 House/Single Family

3185 BENBOW ROAD

West Vancouver
 Westmount WV
 V7V 3E1

Residential Detached

\$7,508,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$7,508,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**
 Frontage(feet): **70.00** Bathrooms: **7** Age: **7**
 Frontage(metres): **21.34** Full Baths: **7** Zoning: **RS3**
 Depth / Size: **208.90 IRR** Half Baths: **0** Gross Taxes: **\$28,795.13**
 Lot Area (sq.ft.): **19,124.00** Rear Yard Exp: **South** For Tax Year: **2026**
 Lot Area (acres): **0.44** P.I.D.: **002-604-426** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Panoramic city & ocean views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal**

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 Driveway Finish: **Paving Stone**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 6, BLOCK 10, PLAN VAP10133, PART N1/2, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Security System, Vacuum - Built In**

Finished Floor (Main):	2,953	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,486	Main	Living Room	20'11 x 20'3	Above	Bedroom	16'6 x 12'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'10 x 14'7	Above	Walk-In Closet	10'0 x 6'0	Main 3
Finished Floor (Below):	1,933	Main	Kitchen	22'6 x 13'4	Above	Bedroom	14'7 x 13'6	Above 3
Finished Floor (Basement):	0	Main	Wok Kitchen	13'11 x 9'11	Above	Walk-In Closet	11'4 x 10'3	Above 6
Finished Floor (Total):	7,372sq. ft.	Main	Eating Area	15'7 x 11'0	Above	Walk-In Closet	10'9 x 6'4	Above 3
Unfinished Floor:	0	Main	Family Room	7'8 x 3'6	Below	Recreation Room	23'5 x 19'9	Above 5
Grand Total:	7,372sq. ft.	Main	Office	14'4 x 12'10	Below	Gym	16'6 x 9'6	Below 3
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Flex Room	13'7 x 10'6	Below	Bedroom	17'0 x 13'1	Below 4
Suite:		Main	Mud Room	20'9 x 8'3	Below	Walk-In Closet	10'5 x 10'0	
Basement:None		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/Bsm. Height:
 # of Kitchens: **2**

of Levels: **3**
 # of Rooms: **25**

Manuf Type:
 MHR#:

Registered in MHR?:
 CSA/BCE:

PAD Rental:
 Maint. Fee:

ByLaw Restrictions:

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

Bellevue Realty Group

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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BRG

2479 Bellevue Ave.
 West Vancouver, V7V 1E1

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.



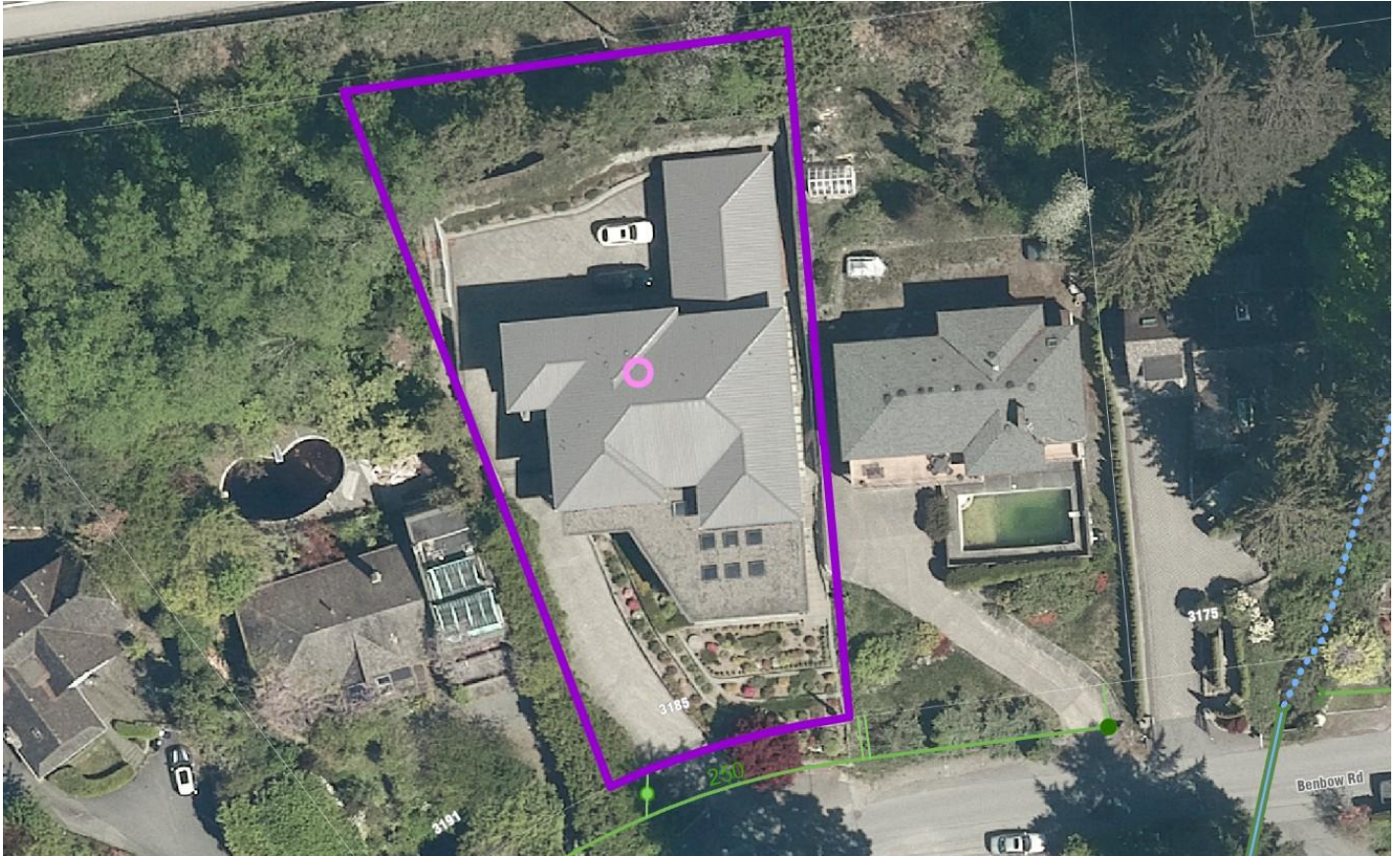
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