



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

Active**R3094683**

Board: V

House/Single Family

620 KENWOOD ROADWest Vancouver
British Properties
V7S 1S8

Residential Detached

\$6,480,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: **No** Original Price: **\$6,480,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2023**
 Frontage(feet): **145.00** Bathrooms: **8** Age: **3**
 Frontage(metres): **44.20** Full Baths: **7** Zoning: **RS3**
 Depth / Size: **131.70 IRR** Half Baths: **1** Gross Taxes: **\$11,652.83**
 Lot Area (sq.ft.): **17,825.00** Rear Yard Exp: **Southeast** For Tax Year: **2025**
 Lot Area (acres): **0.41** P.I.D.: **008-110-069** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: Mountain**
 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**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Other**
 Fuel/Heating: **Heat Pump, Hot Water, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 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: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 29, BLOCK 17, PLAN VAP8721, 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, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Range Top**

Finished Floor (Main):	2,549	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,016	Main	Living Room	19'9 x 17'9	Above	Bedroom	15'0 x 10'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'9 x 13'6	Above	Flex Room	8'5 x 6'3	Main 2
Finished Floor (Below):	2,549	Main	Kitchen	19'0 x 15'8	Below	Recreation Room	34'1 x 18'4	Main 3
Finished Floor (Basement):	0	Main	Wok Kitchen	15'2 x 6'9	Below	Bar Room	14'6 x 8'6	Above 7
Finished Floor (Total):	7,114sq. ft.	Main	Family Room	19'0 x 19'0	Below	Media Room	18'4 x 14'0	Above 4
Unfinished Floor:	0	Main	Bedroom	13'0 x 12'2	Below	Nook	6'11 x 5'8	Above 3
Grand Total:	7,114sq. ft.	Main	Laundry	16'7 x 6'10	Below	Living Room	13'4 x 10'3	Above 3
Fir Area (Det'd 2nd Res):	sq. ft.	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:None		Above	Walk-In Closet	11'6 x 9'0	Below	Flex Room	9'1 x 8'1	
		Above	Bedroom	15'5 x 12'2	Below	Mud Room	8'2 x 6'7	
		Above	Bedroom	13'7 x 12'7	Below	Sauna	7'11 x 4'3	
		Above	Walk-In Closet	10'0 x 4'3	Below	Utility	10'7 x 6'4	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR#:	PAD Rental:				
# of Kitchens: 3	# of Rooms: 26	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **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.

**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
TOTAL FINISHED AREA	7,114 SQ FT
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

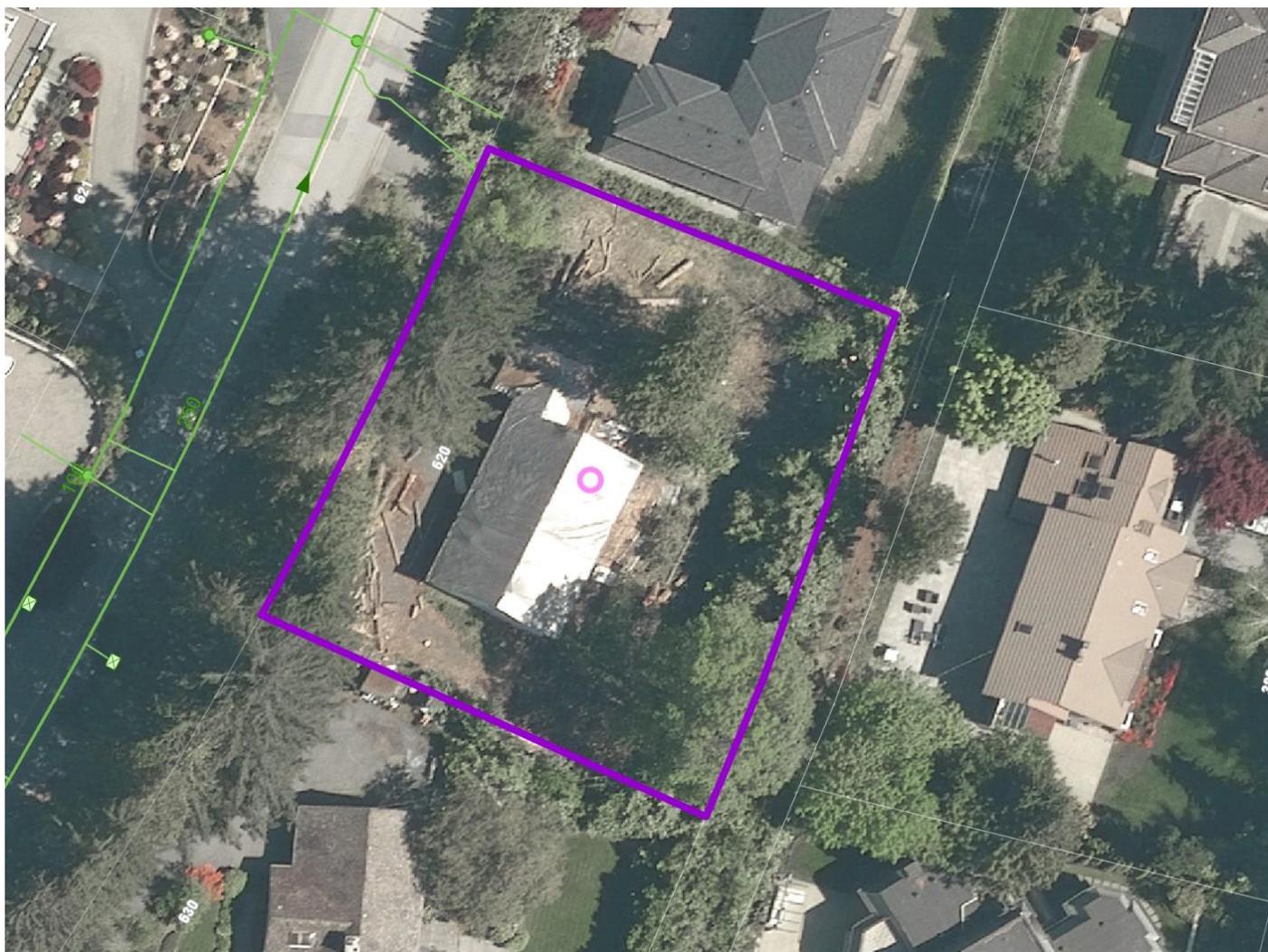


MEASURED ON AUGUST 4, 2025 EXCLUSIVELY FOR APN LAMUNA. VALID FOR 1 YEAR
REAL
 MARKET VALUATION & RESEARCH
 1170 - 205 - 8000



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