



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 we 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 we 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.



JEANNE GOSSART

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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:		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		Original Price: \$8,388,000					
		Flood Plain:		P.I.D.: 032-764-031					
		View: Yes : panoramic city & water views		Approx. Year Built: 2026					
		Complex / Subdiv: Hawksley		Age: 0					
		First Nation:		Zoning: CD3					
		Services Connctd: Electricity, Natural Gas, Water		Gross Taxes: \$8,129.12					
		Sewer Type: City/Municipal		For Tax Year: 2026					
		Water Supply: City/Municipal		Tax Inc. Utilities?:					
				Tour:					
Style of Home: Penthouse		Total Parking: 5		Covered Parking: 5					
Construction: Concrete		Parking Access: Side		Parking: Garage Underbuilding, Visitor Parking					
Exterior: Concrete, Glass, Other		Dist. to Public Transit: Near		Dist. to School Bus: Near					
Foundation: Concrete Perimeter		Title to Land: Freehold Strata		Property Disc.: No					
Renovations:		Reno. Year:		Fixtures Leased: :					
# of Fireplaces: 1		R.I. Fireplaces:		Fixtures Rmvd: No :					
Fireplace Fuel: Electric		Rain Screen: Full		Floor Finish: Hardwood, Tile					
Fuel/Heating: Forced Air, Radiant		Metered Water:							
Outdoor Area: Balcny(s) Patio(s) Dck(s)		R.I. Plumbing:							
Type of Roof: Other									
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					
Finished Floor (Above): 0		Exposure: South		Locker: Yes					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Rancho Management Services		Stores in Building: 11					
Finished Floor (Below): 0		Maint Fee: \$2,544.52		Mgmt. Co's #: 604-684-4508					
Finished Floor (Basement): 0		Maint Fee Includes: Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		Council/Park Apprv?:					
Finished Floor (Total): 4,089 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Unfinished Floor: 0		Restricted Age:		# of Pets: 2					
Grand Total: 4,089 sq. ft.		# or % of Rentals Allowed:		Cats: Yes Dogs: Yes					
Suite:		Short Term (<1yr)Rnt/Lse Alwd?: Yes							
Basement: None		Short Term Lse-Details: Minimum 1 month							
Crawl/Bsmt. Ht: # of Levels: 1									
# of Kitchens: 2									
# of Rooms: 16									
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.



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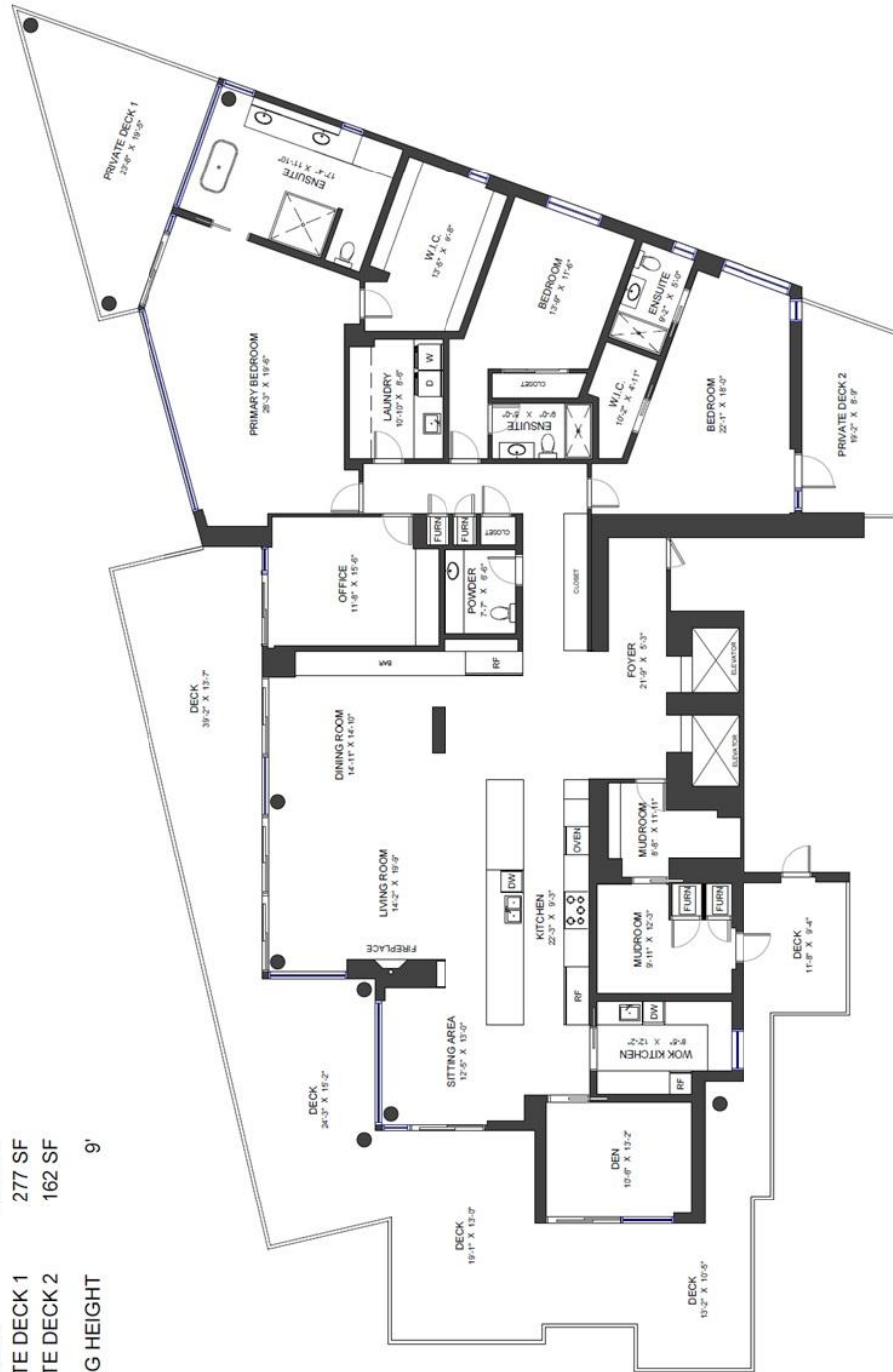
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BRG

2479 Bellevue Ave.
West Vancouver, V7V 1E1

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 Z765-2003 method.



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