

DEVELOPMENT OPPORTUNITY

SINGLE FAMILY LOT SUBDIVISION



**4.748 ACRE PARCEL WITH PLANS FOR A 21 LOT SINGLE FAMILY,
FULLY SERVICED AND READY TO BUILD SUBDIVISION**

LOCATED IN WEST VANCOUVER'S PRESTIGIOUS RODGERS CREEK WITH SPECTACULAR
VIEW OPPORTUNITIES OF ENGLISH BAY AND THE DOWNTOWN PENINSULA

2350 CYPRESS BOWL LANE, WEST VANCOUVER, BC



4.748 ACRE PARCEL WITH 21 LOT SINGLE FAMILY SUBDIVISION

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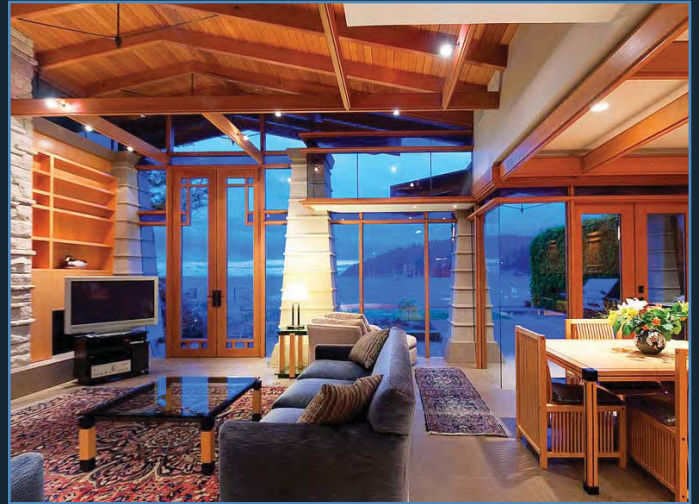
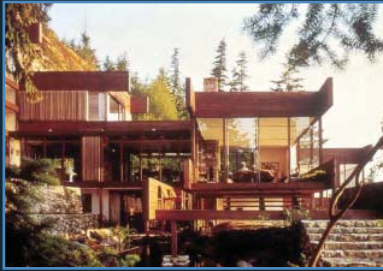
SINGLE FAMILY LAND DEVELOPMENT OPPORTUNITY

Cushman & Wakefield Ltd. is pleased to offer to the marketplace an extremely rare, single family land development opportunity in West Vancouver, overlooking Mulgrave School and boasting a potential for spectacular views centered on the downtown peninsula and English Bay.

2350 Cypress Bowl Lane is a large, 4.748 acre (206,822 square foot) single parcel located within the rezoned and master-planned Rodgers Creek area of West Vancouver, one of the most prestigious locations within Metro Vancouver, in an affluent and exclusive residential neighbourhood.

The Property falls within Area 3 of West Vancouver's CD3 Rodgers Creek zoning bylaw, offering the opportunity to create a unique residential subdivision with the ability to yield 21 single family lots between 6,900 to 9,100 SF, averaging about 7,100 square feet, in an area with extremely limited supply of redevelopment opportunities.

DESIGN & BUILDING CONTEXT



METRO VANCOUVER'S MOST PRESTIGIOUS LOCALE

2350 Cypress Bowl Lane is located within the District of West Vancouver, in what is known as the Mulgrave Neighbourhood in Rodgers Creek, surrounded by luxury estate homes and select, high-end apartments and townhomes. The District of West Vancouver is the most affluent municipality in Metro Vancouver, and second in all of Canada, and is located only 15 minutes from Downtown Vancouver via the Lions Gate Bridge.

The Property is easily accessible via the Trans Canada Highway, which provides rapid access to Horseshoe Bay Ferry Terminal, Downtown Vancouver and all areas of Metro Vancouver. The adjacent neighbourhoods are some of the most exclusive in the region, and are continuously in high demand. Both Mulgrave and Collingwood private schools are within a short walking distance, providing top level education opportunities for children.

NEIGHBOURHOOD

Mulgrave, within the Rodgers Creek neighbourhood.

LEGAL DESCRIPTION

PID: 004-775-350 Lot 5 District Lots 793 and 816 Plan VAP1598

ZONING

CD3 (Rodgers Creek)

SITE SIZE

4.748 acres (206,822 sf)

TOTAL LOTS

21

TOTAL BUILDABLE AREA

83,120 sf (based on projections)

LOT SIZES

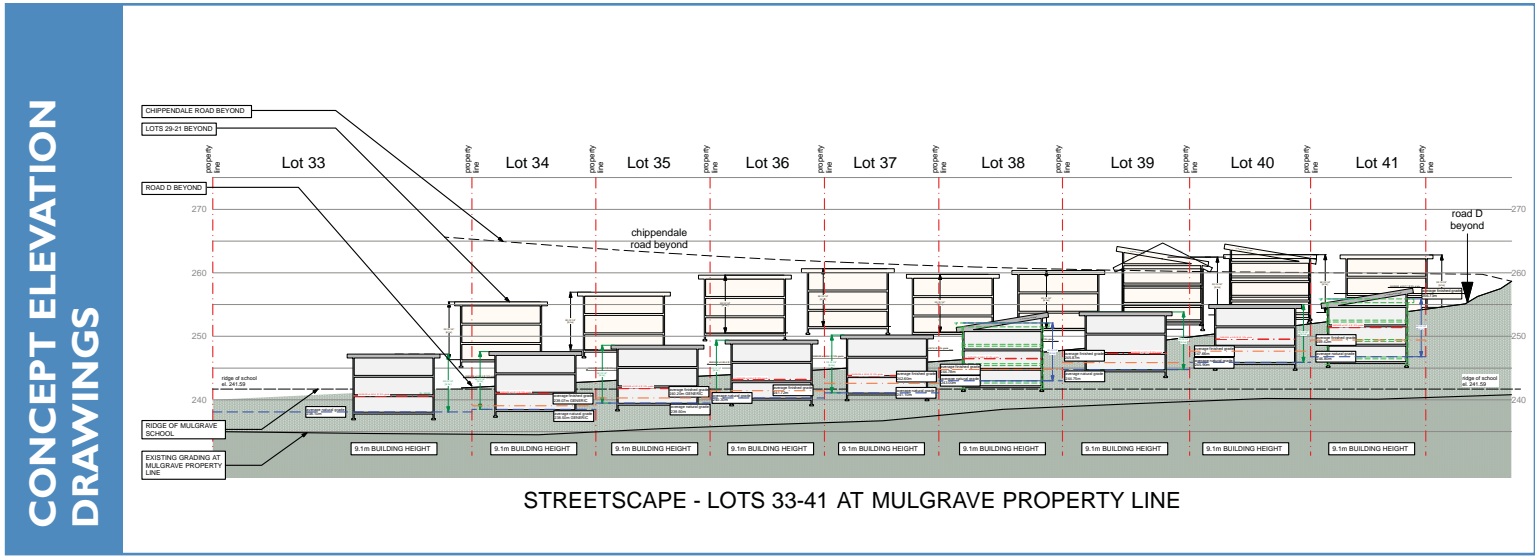
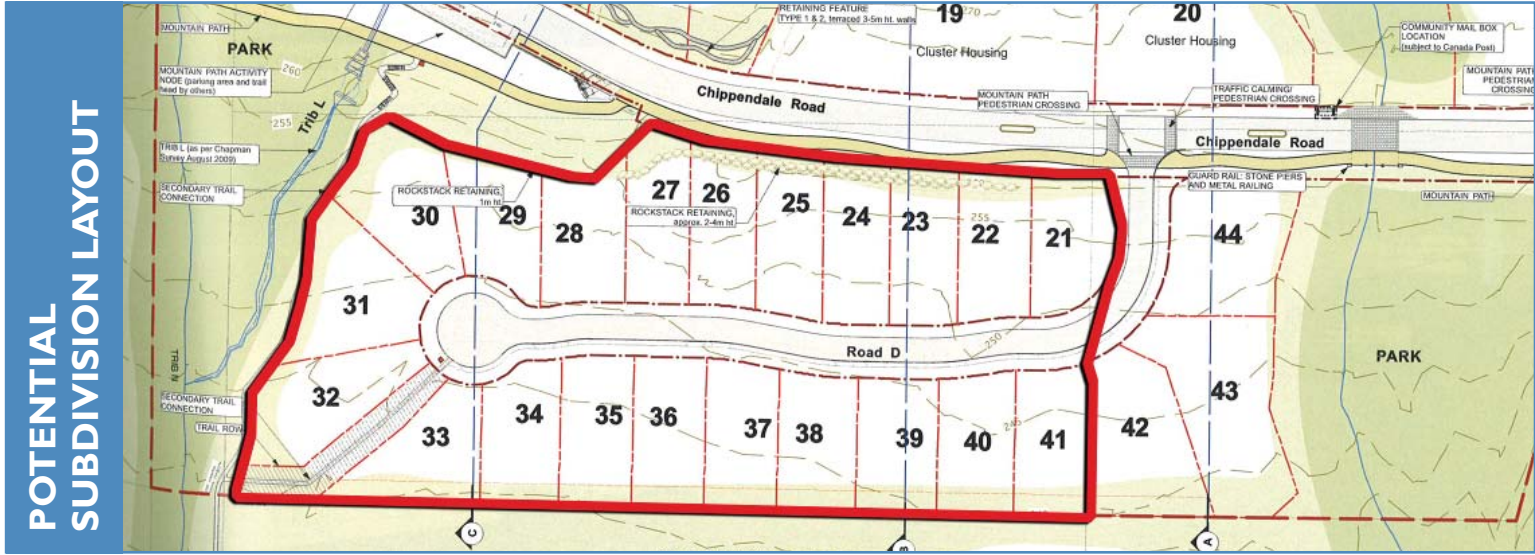
6,900 to 9,100 sf (7,100 sf average)

GROSS PROPERTY TAXES (2014)

\$14,489.03

ASKING SALE PRICE

Please contact exclusive listing agent.



STREETSCAPE - LOTS 33-41 AT MULGRAVE PROPERTY LINE



EAST



WEST



CYPRESS MOUNTAIN

CYPRESS BOWL RD

CHIPPENDALE RD



MULGRAVE SCHOOL

CYPRESS BOWL RD

TRANS CANADA HWY

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