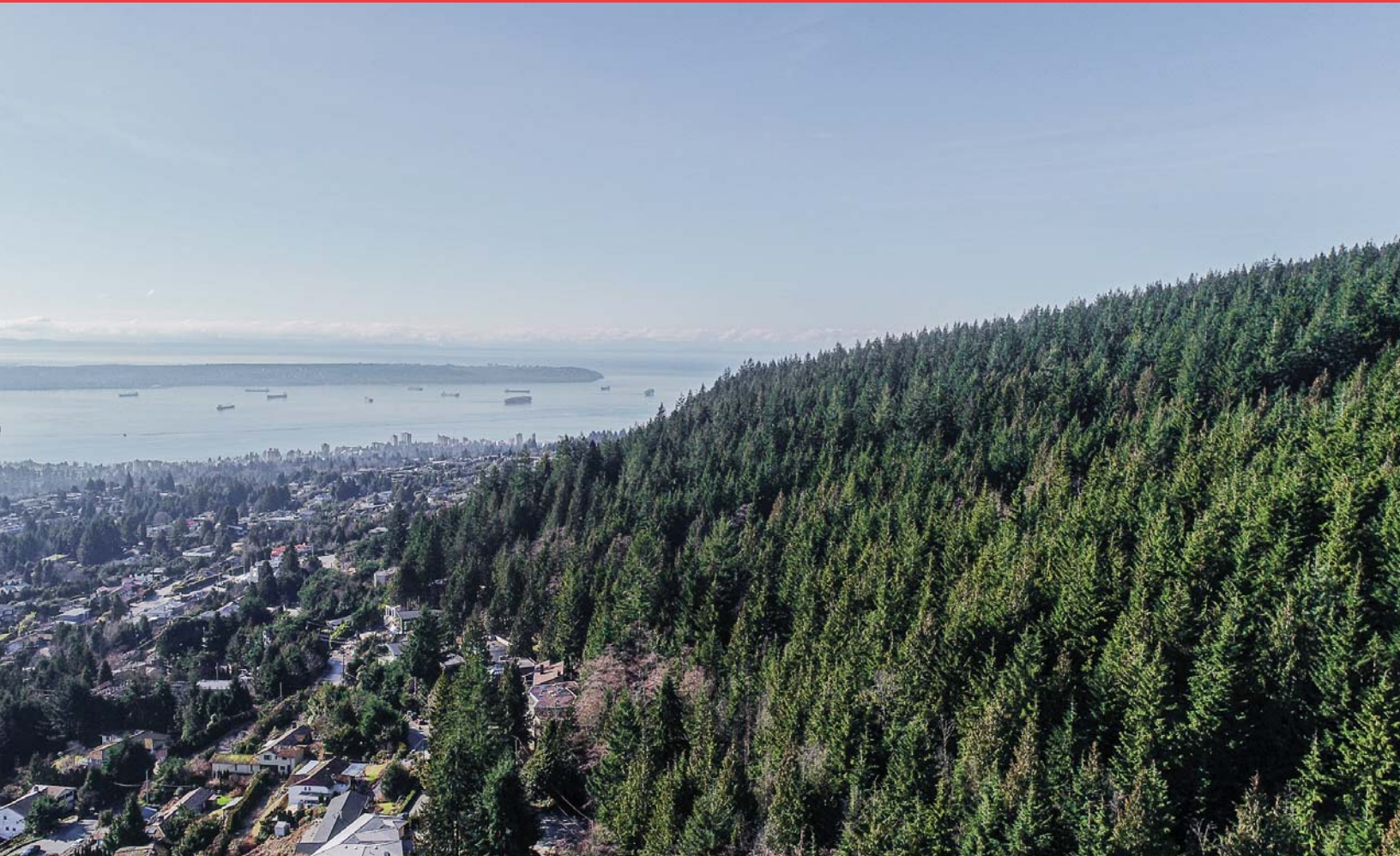




1/2 ACRE BUILDING LOT IN WEST VANCOUVER

562 BALLANTREE ROAD, WEST VANCOUVER



CALLING ALL BUILDERS! This 20,258 sf piece of prime real estate is ready to submit for a building permit! Located at the top of British Properties & backing Ballantree Park, this lot features a moderate SE slope wide open views of city & English Bay. Architectural plans for a 7,111 sf 5 bedroom home by renowned architect Paul Butler, together w/ all available reports, studies etc are included. Why wait years and spend hundreds of thousands in preparations when you could seize this opportunity & have everything delivered to you, ready to go? Close to the finest schools, Capilano Golf & Country club, Holyburn CC, Park Royal shopping & many other nearby amenities. Your future West Vancouver dream home!



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<p>Active R2580203 Board: V Other</p>	<p>562 BALLANTREE ROAD West Vancouver Glenmore V7S 1W3</p>	<p>Land \$2,488,000 (LP) (SP) </p>										
	<p>Sold Date: Original Price: \$2,488,000 Frontage (feet): 80.00 Subdiv/Complex: Meas. Type: Feet P.I.D.: 009-372-571 Frontage (metres): 0.00 Taxes: \$5,413.51 Depth: 179 For Tax Year: 2020 Price/SqFt: Zoning: RS3 Sub-Type: Rezoneable? No Flood Plain: No Exposure: Southeast Permitted Use: House/Single Family Title to Land: Freehold NonStrata Tour: Virtual Tour URL View - Specify CITY AND WATER</p>	<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>0.47</td> </tr> <tr> <td>Hect:</td> <td>0.19</td> </tr> <tr> <td>SqFt:</td> <td>20,258.00</td> </tr> <tr> <td>SqM:</td> <td>1,882.03</td> </tr> </tbody> </table>	Lot Area		Acres:	0.47	Hect:	0.19	SqFt:	20,258.00	SqM:	1,882.03
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Hect:	0.19											
SqFt:	20,258.00											
SqM:	1,882.03											
<p>Sanitary Sewer: Available Storm Sewer: Available Water Supply: City/Municipal Electricity: Available Natural Gas: Available Telephone Service: On Property Cable Service: On Property Prospectus: Other (See Remarks) Develop Permit?: No Bldg Permit Apprv: No Building Plans: Available Perc Test Avail: Perc Test Date:</p>	<p>Property Access: Road Access Parking Access: Front Fencing: None Property in ALR/FLR: No Information Pkg: Yes Sign on Property: Y Sketch Attached: Yes Property Disclosure: Yes Trees Logged in last 2yr?: No</p>											
<p>Legal: PLAN VAP10574 LT 6 BLK 3 DL 866 LD 36. GROUP 1</p>												
<p>Site Influences: Cleared, Golf Course Nearby, Greenbelt, Paved Road, Private Setting, Shopping Nearby Restrictions: Floor Space Ratio, Right of Way, Restrictive Covenant</p>												
<p>Listing Broker 1: Royal LePage West Real Estate Services Listing Broker 2: Listing Broker 3:</p>												
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LND Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 05/17/2021 10:04 AM

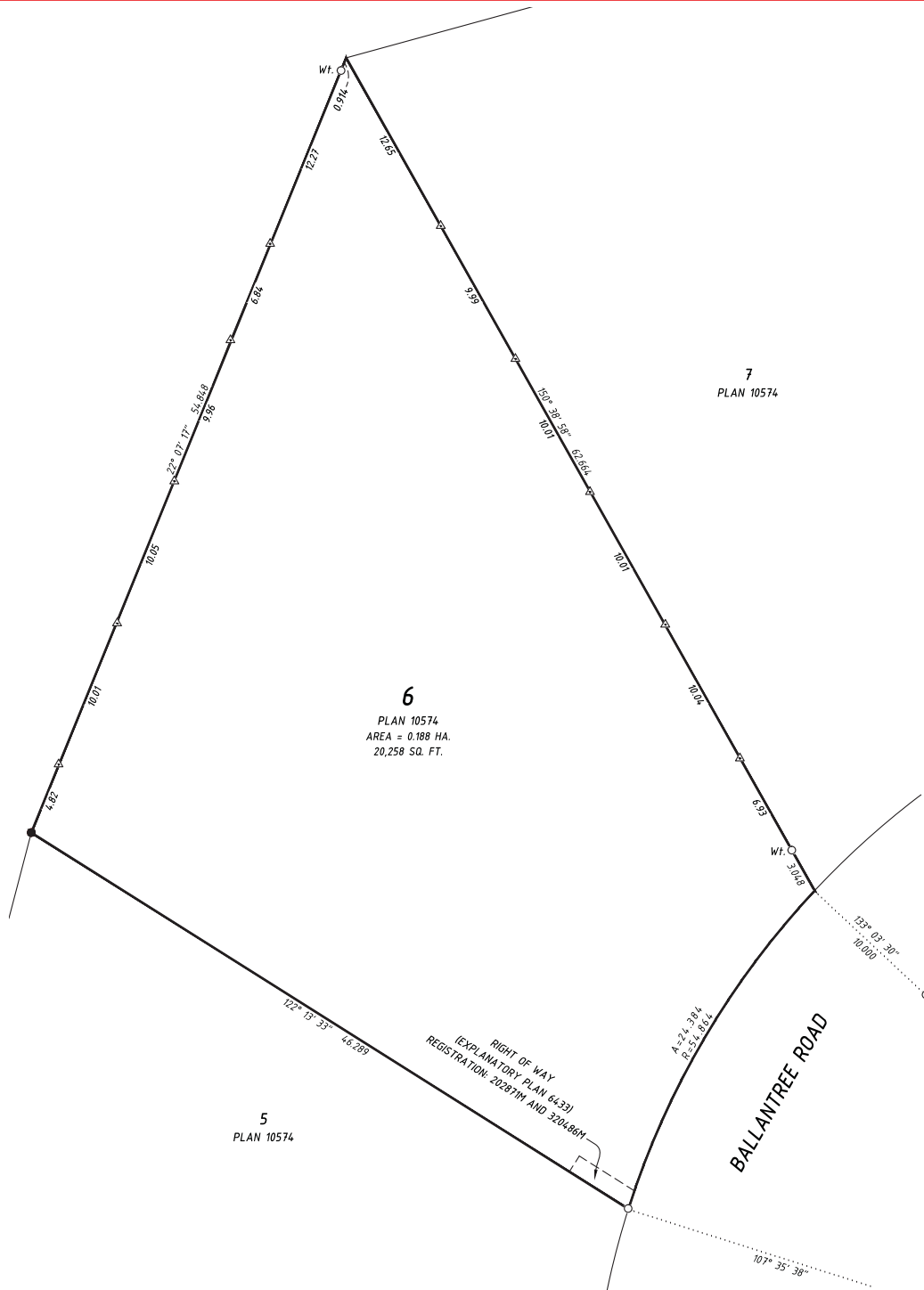
FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

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ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

LOTPLAN

562 BALLANTREE ROAD, WEST VANCOUVER



MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT

ROYAL LEPAGE
WEST REAL ESTATE SERVICES



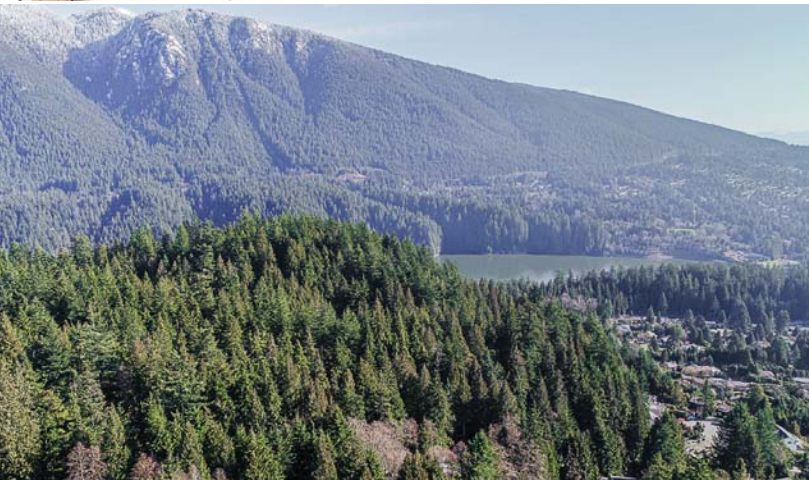
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