

4140 Cypress Bowl Road, West Vancouver, BC

# Land For Sale

## Potential For Townhouse/Condo Development In West Vancouver

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**Home**  
MARKETING

PARK ROYAL SHOPPING CENTRE

10 mins / 11 kms

CYPRESS MOUNTAIN SKI RESORT

11 mins / 11 kms

HORSESHOE BAY FERRY TERMINAL

23 mins / 13 kms

DOWNTOWN VANCOUVER

21 mins / 17 kms

BURNABY CENTRAL

22 mins / 30kms



# PROPERTY HIGHLIGHTS



The area offers education, entertainment, and public transportation for a convenient and high-quality lifestyle.



The property provides diverse development options, catering to different investor needs, whether for high-end residential projects or mixed-use developments, all with significant market prospects.



Located in a prime area of West Vancouver, the property offers scarce land resources and beautiful natural surroundings, making it an ideal choice for high-end residential development.



The real estate market in Vancouver and its surrounding areas has a strong demand, particularly for high-end residential projects, ensuring robust market demand and growth potential.

# SALIENT FACTS

**Address:** 4140 Cypress Bowl Road, West Vancouver, BC

**Location:** Located to the North of Trans Canada Highway

**Zoning:** CD3 (Rodgers Creek)

**Site Area:** 175,505 sq.ft. (4.03 acres)

**Highest and Best Use:** Development of a residential project consistent with current zoning and OCP guidelines.

# OPPORTUNITY

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Situated along Cypress Bowl Road, the property provides convenient access to the Trans-Canada Highway and Cypress Mountain, surrounded by scenic natural landscapes. The proposed development by GBL Architects envisions 26 townhomes, ranging from 1,250 to 1,850 square feet, addressing the growing need for "missing middle" housing. Some units will feature integrated one-bedroom lock-off suites, suitable for multi-generational living or as mortgage helpers.

The design draws inspiration from the mountainside, using natural materials like wood and stone, and aims for high sustainability standards, including a high performance thermal envelope and sustainable water management features. A comprehensive amenity building is proposed to enhance livability, including exercise, recreation, and gathering spaces. The property was appraised at \$35,550,000 as of April 2023, reflecting its prime location and development potential.

The property is situated in close proximity to the upcoming Cypress Village, a vibrant new community that promises a mix of housing, employment space, retail, and various community amenities including a school and community center. Imagine the convenience of having all these facilities just minutes away from your home!



# OPPORTUNITY

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With the development of Cypress Village, the area is expected to see significant growth and development in the coming years. This makes it an ideal time to invest in a property here, as it could appreciate in value as the community grows.

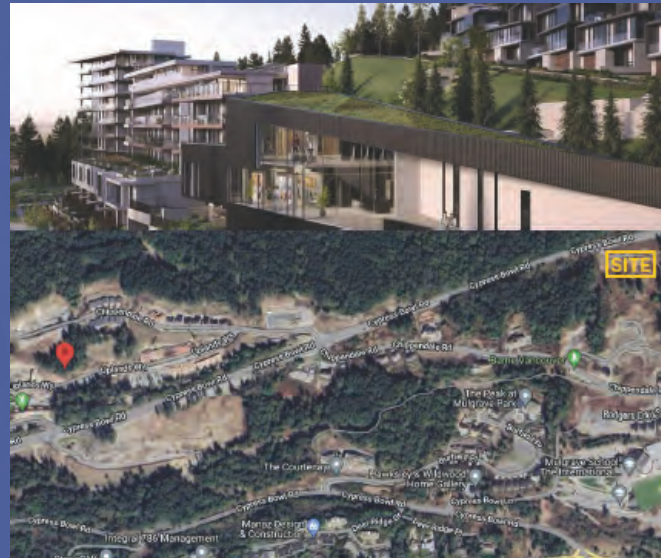
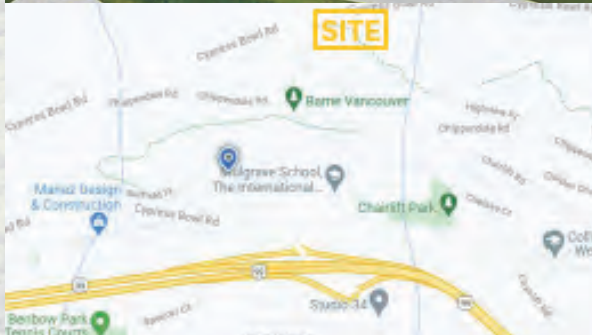
In addition, Cypress Village is designed to promote an active lifestyle with multiple options for walking, scooting, rollerblading, skateboarding, and cycling. If you or your family enjoy outdoor activities, this location is perfect for you.



# COMPARISON

(1) The semi-detached home at 2992 Burfield Place, West Vancouver, is a luxury residence in Mulgrave Park, Cypress Park Estates. Built in 2018, it sits on a 6,007 sq.ft. lot with 2,476 sq.ft. of living space. It features 4 bedrooms, 4 bathrooms, and ocean views from the main floor and three bedrooms below. Originally listed for \$3,880,000, it sold for \$3,680,000 in April 2022 (\$1,485.27 per sq.ft.).

(2) The semi-detached home at 2998 Burfield Place, West Vancouver, is a luxury residence in Mulgrave Park. Built in 2017, it sits on a 7,141 sq.ft. lot with 2,476 sq.ft. of living space. It features 3 bedrooms, 5 bathrooms, and ocean views from both the main floor and three bedrooms below. Located near Mulgrave School, it was listed and sold for \$3,598,000 in 2021 (\$1,453.15 per sq.ft.).



(3) The condominium at 703-3963 Uplands Way, West Vancouver, is a 2-bedroom, 2-bathroom home set to be completed in 2025. It offers 1,146 sq.ft. of living space and a 604 sq.ft. south-facing terrace with water views. Listed and sold for \$2,100,000 in September 2023, it equates to \$1,832.46 per sq.ft.

(4) The condominium at 303-3101 Burfield Place, West Vancouver, features 3 bedrooms, 3 bathrooms, and 1,525 sq.ft. of living space. Listed for \$2,699,000 in December 2022, it sold for \$2,610,000 in 2023, equating to \$1,711.48 per sq.ft.



# COMPARISION

This property is part of Chippendale Mews, located within the master-planned Rodgers Creek community in West Vancouver. It comprises four executive, semi-detached strata homes, with sizes ranging from 2,730 to 3,240 sq.ft. The rectangular shaped parcel, situated along Chippendale Road, has a gross site area typical for this type of development. The property is positioned next to wooded parkland, offering signature views of Burrard Inlet, English Bay, and Georgia Strait from its sun-drenched patios and private terraces.

The homes are currently zoned MULTI (Multi-Family Residential) and feature luxurious finishes including natural stone, Miele appliances, and built-in security and vacuum systems. Constructed with a frame of wood and exterior finishes of fibre cement board and stone, these 3-storey end units provide a blend of modernity and elegance. The properties were sold in May 2017 for a total consideration of \$3,700,000. Since then, the property has never been relisted, representing a stable market price.



# DEVELOPMENT CONCEPT



# DEVELOPMENT CONCEPT



Site Plan



Mixed Condo & Townhouse Concept



VIEW STUDY



SITE SECTION

# PROPERTY VIEWS





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