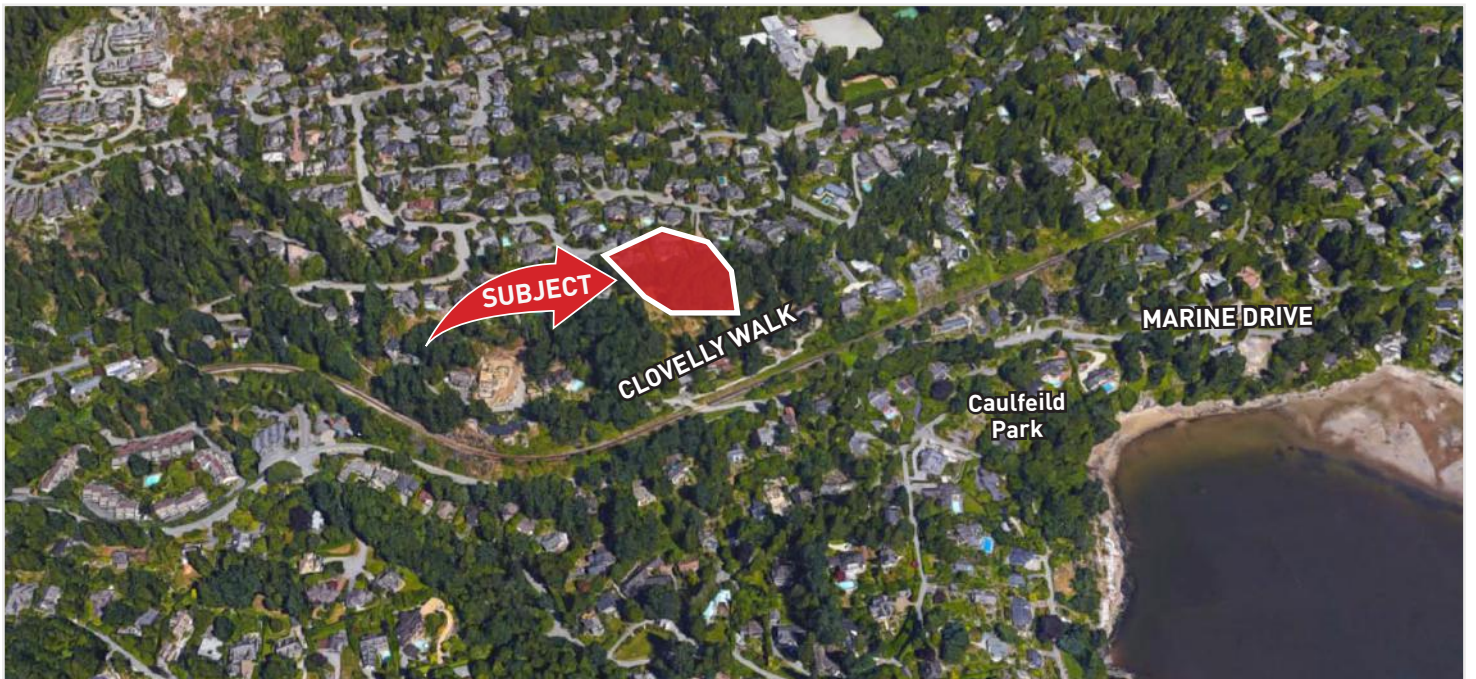


HQ

Commercial

FOR SALE4720 CLOVELLY WALK, WEST VANCOUVER
BUILDER CHOICE

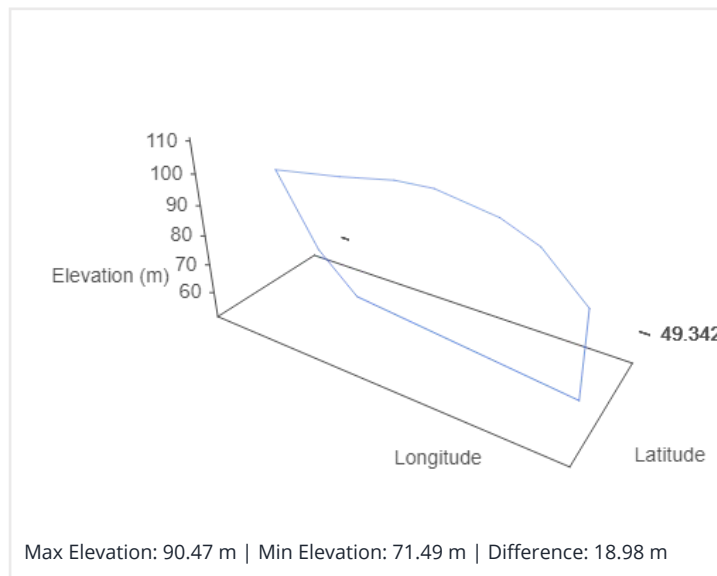
OPPORTUNITY

Rare opportunity to purchase over 1/2 acre exclusive 180 degree Lions Gate Bridge to Ocean view property. This amazing building site was purchased more than 50 years ago by world renowned international architect. Spectacular Frank Lloyd Wright type designed home plans are included and previously approved by West Vancouver and available immediately. The Family Estate has now authorized these home plans to be included with the sale offering. Minutes to Lighthouse Park and short walk to Caulfeild Park and Stearman Beach. A few minutes walk from Marine Drive. Privacy! Build this award winning exclusive dream home here and your family will feel like they are in a middle of a forest yet minutes away from schools and shopping.

PROPERTY BOUNDARY



TOPOGRAPHY





SUMMARY

NEIGHBORHOOD	CAULFIELD
LOT SIZE	27007 SF
ZONING	RS2
TAXES (2018)	\$5,455.35
PID	010-650-423
LEGAL DESCRIPTION	LOT B, BLOCK 14, PLAN VAP7377, DISTRICT LOT 811, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PRICE	\$4,250,000

BUILDING HIGHLIGHTS

—	—
Transit friendly area	Ocean views
—	—
Walking distance to beach access	Less than 30 minutes drive to downtown Vancouver
—	—
Close driving distances to several schools	Very private location
—	—
Nearby parks include Lighthouse Park and Cypress Falls Park.	Located near Horseshoe Bay Terminal providing access to Vancouver Island, Langdale, & Bowen Island

 	Dean Thomas* 604 726 7137 deanthomas@hqcommercial.ca	604 899 1122 604 604 4819 hqcommercial.ca	HQ Commercial 320 - 1385 West 8th Avenue Vancouver BC V6H 3V9
	Geoffrey Hughes 778 682 4290 geoff@hughesadvisors.net	604 738 8878 604 738 7798 amexrealty.com	Amex Broadway West Realty 201 - 1055 West Broadway Vancouver BC V6H 1E2

* Personal Real Estate Corporation
 This document/email has been prepared by HQ Commercial for advertising and general information only. HQ Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HQ Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HQ Commercial and/or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.