



NAI Commercial

FOR SALE
Rare Golf Course
Development Site



**CAPILANO GOLF AND
COUNTRY CLUB**

460 Southborough Drive
West Vancouver, BC

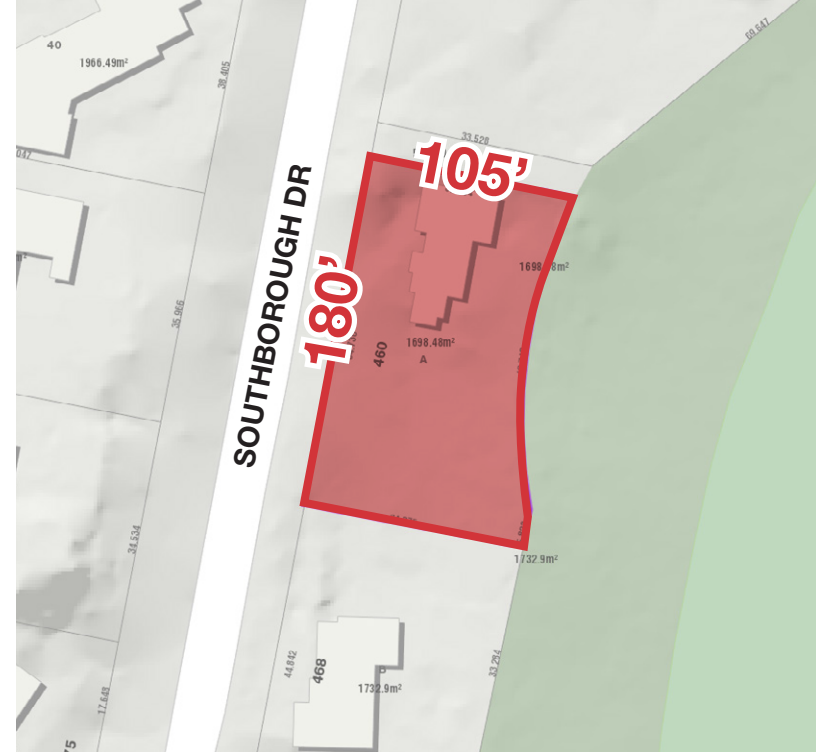
Opportunity

460 Southborough Drive in West Vancouver will permit the development of a new large Single-Family Residence in this extremely sought after and prestigious location. Within walking distance of the Capilano Golf Course Clubhouse and located on the 13th Fairway, this property provides a rare opportunity to build a very unique Project.

Marshall MacLeod

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460 Southborough Drive

West Vancouver, BC

Location

The Subject Property is located in the British Properties in West Vancouver, BC. It lies adjacent to the Capilano Golf Course and enjoys stunning views of the 13th Fairway and green, the Clubhouse and Grouse Mountain in the distance. A wealth of amenities are within a ten-minute drive which include Park Royal Shopping Mall, an upscale shopping destination, with eateries, banks, cafés and a Cineplex VIP Theatre. As well, West Vancouver offers convenient access to outdoor recreational activities such as hiking trails, and waterfront parks. Both Public and Private Schools are nearby and healthcare facilities are also easily accessible in lower West Vancouver.

Zoning and Development

The Subject Property is zoned Single Family Dwelling, however; due to the large size of the property a Secondary Suite and a Couch House can also be constructed on the land. This Zoning permits 30% site coverage and a Maximum Floor Area of 585.4 m (6,301 SF) for the Principal Dwelling. Additional area beyond this is permitted for the other structures.

A two storey (7.62m height) plus basement is allowed.

Salient Details

Civic Address

460 Southborough Drive
West Vancouver, BC V7S 1M1

Legal Description

LOT A, BLOCK 13, PLAN VAP14793,
DISTRICT LOT CE/762, GROUP 1,
NEW WESTMINSTER LAND DISTRICT

PID

007-743-068

Lot Size

18,295 SF

Total House Floor Area

3,484 SF (as per BC Assessment)

Zoning

RS3 Single Family Dwelling Zone 3

Gross Taxes (2023)

\$12,794.16

Price

Contact Broker



VARIOUS TRAILS

BROTHER'S CREEK TRAILHEAD

460 SOUTHBOROUGH

SHINGLEBOLT TRAIL

CLEVELAND PARK

CAPILANO GOLF COURSE

PIPELINE TRAIL

CAPILANO SUSPENSION BRIDGE

TRANS-CANADA HWY

- PARK ROYAL SHOPPING MALL**
- Best Buy
 - Staples
 - SportChek
 - BMO Bank
 - BCLIQUOR
 - The Keg
 - Cactus Club Cafe
 - CIBC Bank
 - Cineplex VIP Cinema
 - Dollarama
 - The Home Depot
 - Hudson's Bay
 - London Drugs
 - Starbucks
 - White Spot
 - Whole Foods

AMBLESIDE PARK

TAYLOR WAY

MARINE DR

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