



Presented by:
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Royal LePage Sussex
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ALI MAHMOUDI
Personal Real Estate Corporation

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Active
R3108628
Board: V
Apartment/Condo

1003 3963 UPLANDS WAY
West Vancouver
Cypress Park Estates
V7S 0B6

Residential Attached
\$2,398,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$2,398,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2026**
Frontage(feet): Bathrooms: **3** Age: **0**
Frontage(metres): Full Baths: **2** Zoning: **CD3**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **0.00** For Tax Year:
Flood Plain: P.I.D.: **032-764-014** Tax Inc. Utilities?:
View: **Yes :OCEAN, CITY, MOUNTAIN** Tour: **Virtual Tour URL**
Complex / Subdiv: **Hawksley**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Concrete	Parking: Garage Underbuilding, Visitor Parking	Dist. to Public Transit:	
Exterior: Mixed	Title to Land: Freehold Strata	Dist. to School Bus:	
Foundation: Concrete Perimeter	Property Disc.: Yes		
Renovations:	Fixtures Leased: :		
# of Fireplaces: R.I. Fireplaces:	Fixtures Rmvd: :		
Fireplace Fuel:	Floor Finish: Mixed		
Fuel/Heating: Forced Air			
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Legal: **STRATA LOT 33, PLAN EPS12190, DISTRICT LOT 888, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,414	Units in Development: 76	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho Management Services	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$879.13	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Water		
Finished Floor (Total): 1,414 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,414 sq. ft.	Restricted Age:	# of Pets:	Cats: Dogs:
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'11 x 6'6			x	1	Main	2	No
Main	Bedroom	11'10 x 14'3			x	2	Main	3	Yes
Main	Kitchen	15'10 x 13'			x	3	Main	3	Yes
Main	Dining Room	10' x 11'10			x	4			
Main	Living Room	18'6 x 18'2			x	5			
Main	Primary Bedroom	11'5 x 13'9			x	6			
Main	Walk-In Closet	8'10 x 5'11			x	7			
					x	8			

Listing Broker(s): **Royal LePage Sussex**

Sub-penthouse living at Hawksley by Beedie Living. This brand new 2 bed, 2.5 bath residence offers a rare, highly refined layout with a spacious living room, separate dining area, and usable island, all seamlessly oriented toward the view. Floor to ceiling windows showcase truly spectacular, panoramic & unobstructed ocean, downtown, city and mountain views from every angle. An oversized covered balcony extends the living space, perfect for year round enjoyment and entertaining. Other features include a generous walk in closet, spa inspired ensuites, 9 ft ceilings, AC, engineered hardwood flooring, and premium Miele appliances including built-in beverage coller. 2 parking and storage complete this exceptional offering. Amenities include piano room, gym, meeting room and bike repair station.