



604.671.7000

# BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



## 266 STEVENS DR West Vancouver BC

PID	004-401-182	Legal Description	LOT K BLOCK 6 CAPILANO ESTATES PLAN 19262		
Zoning	RS3 - Single Family Dwelling Zone 3	Plan	VAP19262		
Registered Owner	HO*, H*	Community Plans(s)	not in ALR		
Floor Area	-	Max Elevation	162.35 m	Year Built	-
Lot Size	23124.42 ft <sup>2</sup>	Min Elevation	144.99 m	Bedrooms	-
Dimensions	-	Annual Taxes	\$4,412.40	Bathrooms	-
				Transit Score	35 / Some Transit
				Walk Score	12 / Car-Dependent
				Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2014651	Sold 22/02/2016	102	\$1,798,000 / \$1,600,000	Virani Real Estate Advisors
R2000801	Terminated 12/11/2015	55	\$1,998,000 / -	Virani Real Estate Advisors
V1030292	Expired 30/09/2014	365	\$1,798,000 / -	Amex Broadway West Realty

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$1,926,000	20.38 %
Sales History	30/06/2016	\$1,600,000	
	22/02/2016	\$1,600,000	627.27 %
	31/03/1992	\$220,000	

### ASSESSMENT

	2023	2024	% Change
Building	\$0	\$0	
Land	\$1,979,000	\$1,926,000	-2.68 %
Total	\$1,979,000	\$1,926,000	-2.68 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Westcot	Sentinel
District	SD 45	SD 45
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.



604.671.7000

**Condos & Homes Team**

www.bccondosandhomes.com | sales@bccondosandhomes.com

**For Sale****266 STEVENS DRIVE**

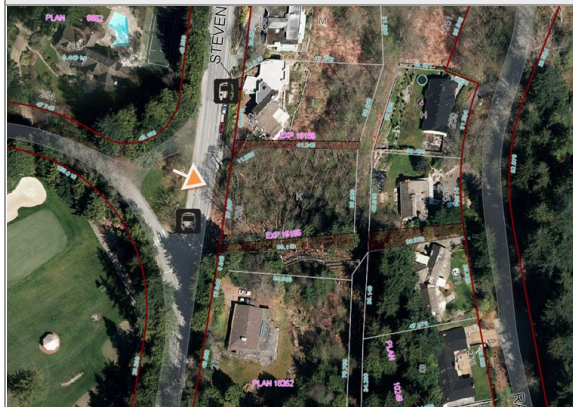
West Vancouver

British Properties

**\$4,000,000 (LP)**

Land

Sold Date



Sold Date:

Frontage (feet): **125.00**Meas. Type: **Feet**

Frontage (metres):

Depth: **180**

Price/SqFt:

Sub-Type:

Flood Plain:

Exposure:

Permitted Use:

Title to Land:

Subdiv/Complex:

P.I.D.: **004-401-182**Taxes: **\$4,258.28**For Tax Year: **2021**Zoning: **RS-3**

Rezoneable?

**Northwest****Freehold NonStrata**Lot AreaAcres: **0.53**Hect: **0.00**SqFt: **23,124.00**SqM: **2,148.28**

Sanitary Sewer: **Available**  
 Storm Sewer: **Available**  
 Water Supply: **City/Municipal**  
 Electricity: **Available**  
 Natural Gas: **Available**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **Other (See Remarks)**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail: **Not Available**  
 Perc Test Date:

Property Access: **Road Access**  
 Parking Access:  
 Fencing:  
 Property in ALR:  
 Seller's Interest: **Registered Owner**  
 Information Pkg: **No**  
 Sign on Property:  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **LOT K BLOCK CAPILANO ESTATES PLAN 19262**

Site Influences:

Restrictions: **Right of Way, Restrictive**Listing Broker 1: **Re/Max Crest Realty**

Listing Broker 2:

Listing Broker 3:

**West Vancouver Building Lot at 266 Stevens Drive. Rare opportunity to own one of the last remaining estate sized vacant lots in the British Properties on Stevens Drive totalling 0.53 Acre (23,124sf). The property offers 125 feet of street frontage and a perfect building site for a dream home. It is shovel ready with all services connected at lot line with plans for an 8500 sf home. Location is prime in lower BP's within close proximity to Collinwood Senior School, Hollyburn Country Club, Capilano Golf Club plus both Chartwell and Sentinel School. For further information please contact listing agent. Asking price \$5.1M**

The enclosed information, while deemed to be correct, is not guaranteed.  
 PREC\* indicates 'Personal Real Estate Corporation'.

**03/26/2022 10:15 AM**

## Detailed Tax Report

### Property Information

Prop Address	266 STEVENS DR	Jurisdiction	DISTRICT OF WEST VANCOUVER
Municipality	DISTRICT OF WEST VANCOUVER	Neighborhood	BRIT PROP - EAST OF CAP GOLF
Area	WEST VANCOUVER	SubAreaCode	VWVBP
PropertyID	004-401-182	BoardCode	V
PostalCode			

### Property Tax Information

TaxRoll Number	160269011000	Gross Taxes	\$4,412.40
Tax Year	2022	Tax Amount Updated	01/16/2023

#### More PIDS

004-401-182

#### More PIDS2

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP19262	K	6	CE	36				

#### Legal FullDescription

LOT K, BLOCK 6, PLAN VAP19262, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT

### Land & Building Information

Width		Depth
Lot Size	0.532 ACRES	Land Use
Actual Use	VACANT RESIDENTIAL LESS THAN 2 ACRES	
Year Built		Zoning
BCA Description		
WaterConn		
BCADate Update	01/05/2024	

### Supplementary Property Info

BedRooms	0	Foundation	
Full Bath	0	Half Bath2	0
Half Bath3	0	Stories	
Pool Flg	X	Carport	
Garage S	1	Garage M	

### Actual Totals

Land	Improvement	Actual Total
\$1,926,000.00	\$0.00	\$1,926,000.00

### Municipal Taxable Totals

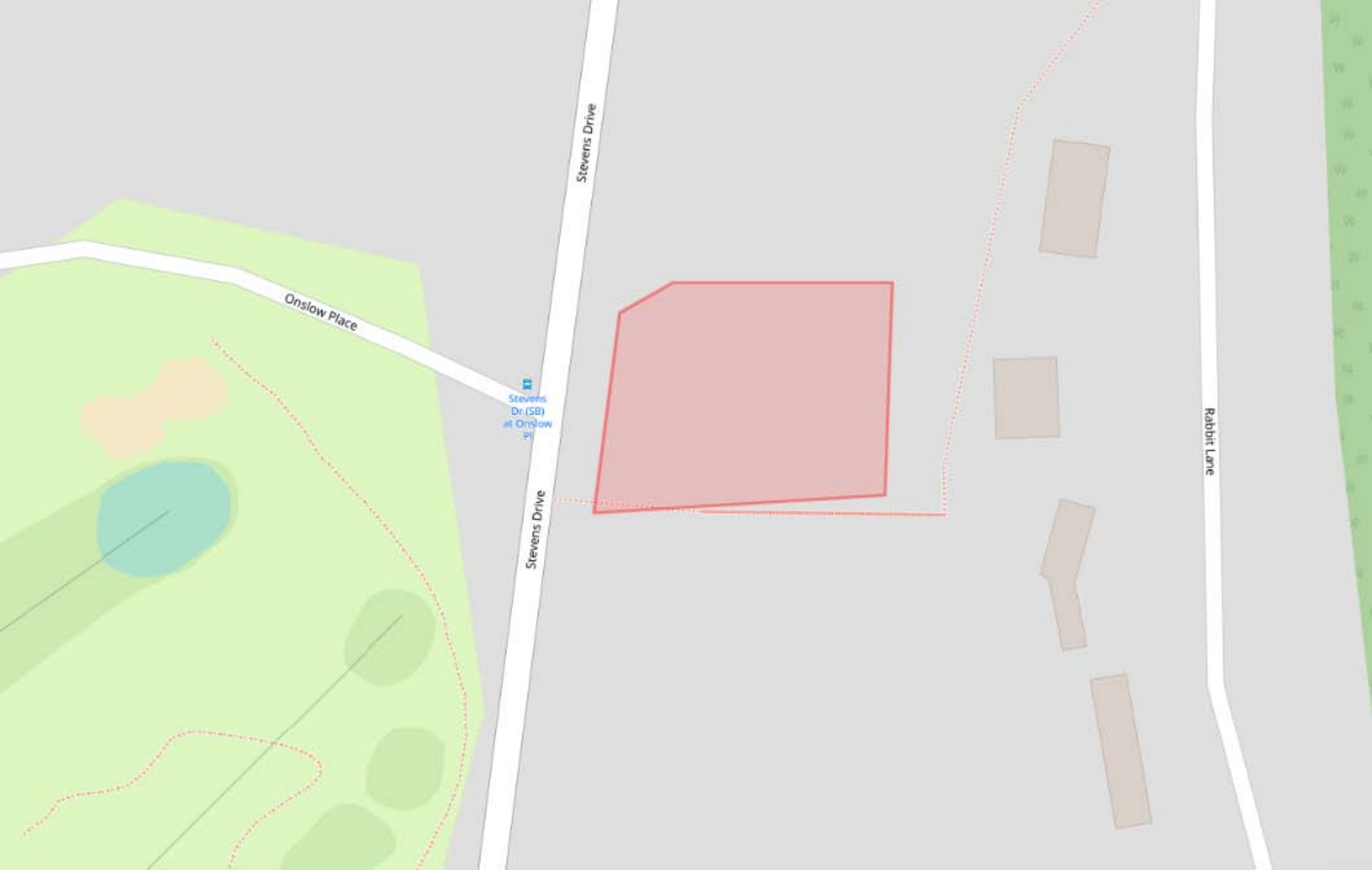
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,926,000.00	\$0.00	\$0.00	\$0.00	\$1,926,000.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,926,000.00	\$0.00	\$0.00	\$0.00	\$1,926,000.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/30/2016	\$1,600,000.00	CA5311782	VACANT SINGLE PROPERTY TRANSACTION
2/22/2016	\$1,600,000.00	CA5311782	VACANT SINGLE PROPERTY TRANSACTION
3/31/1992	\$220,000.00	BF114405	VACANT SINGLE PROPERTY TRANSACTION
3/1/1989	\$219,000.00	GC28040	VACANT SINGLE PROPERTY TRANSACTION



Onslow Place

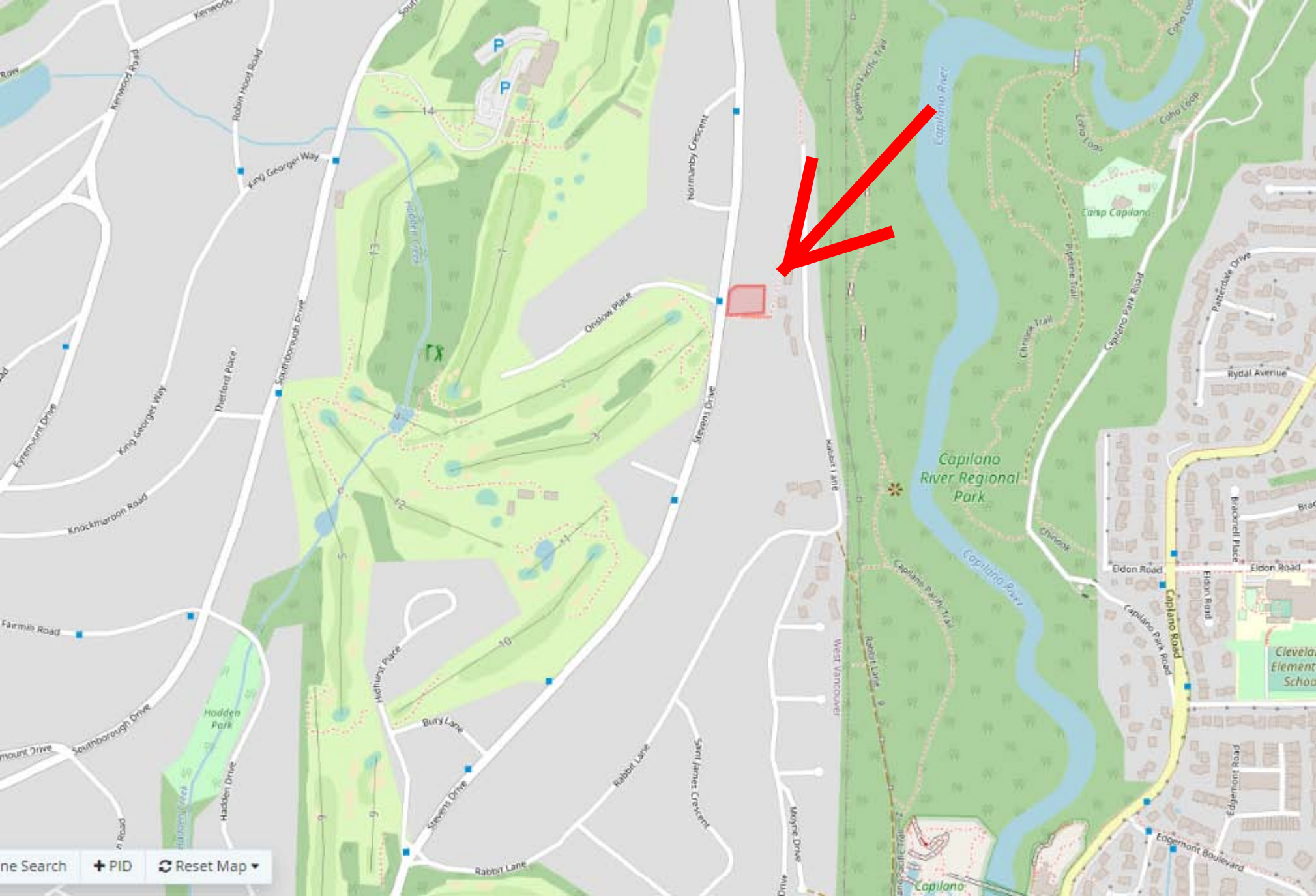
Stevens Drive

Stevens Dr (SB)  
at Onslow Pl

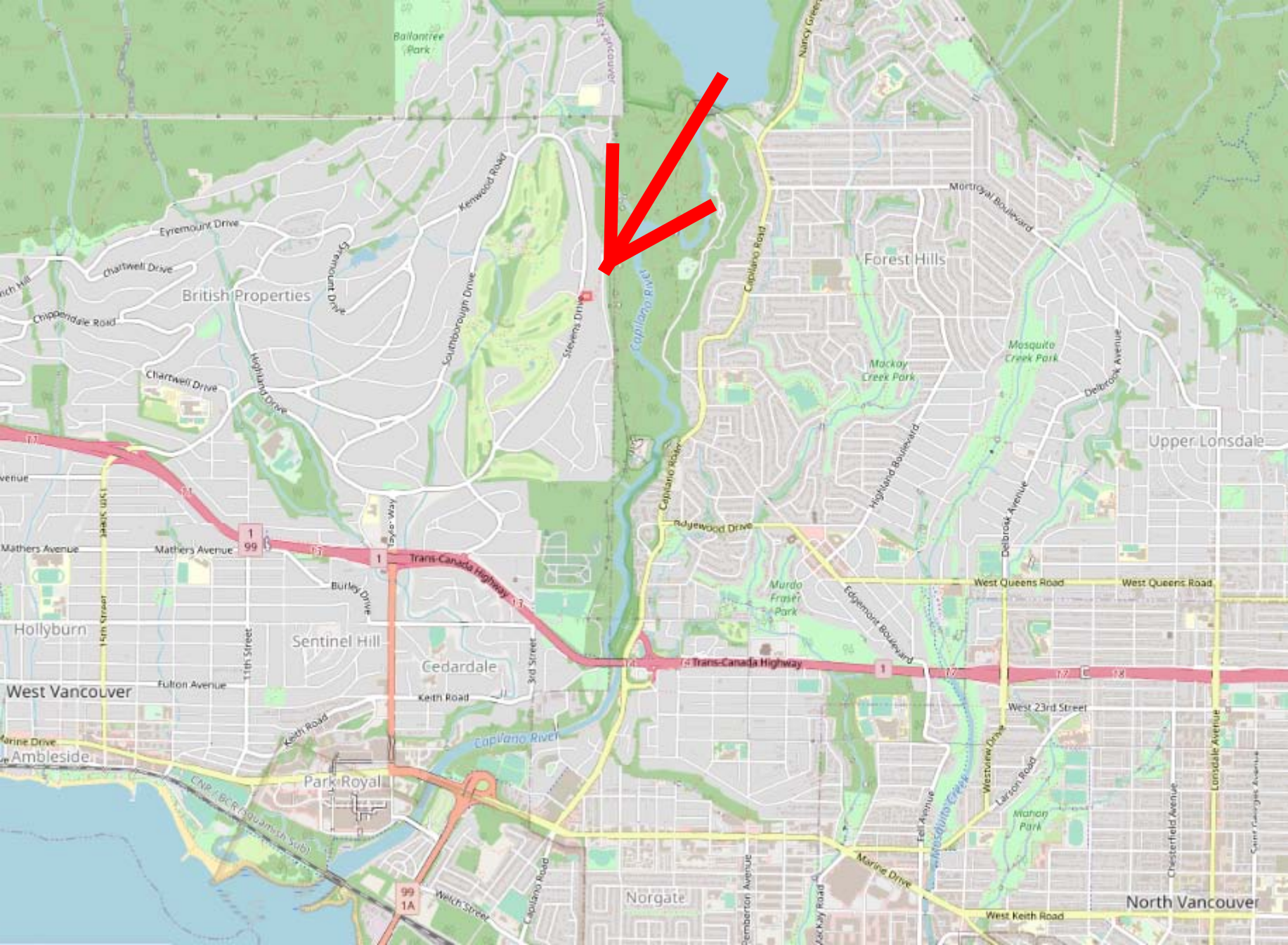
Stevens Drive

Rabbit Lane













Stevens Dr

266 Stevens Dr

Onslow Pl

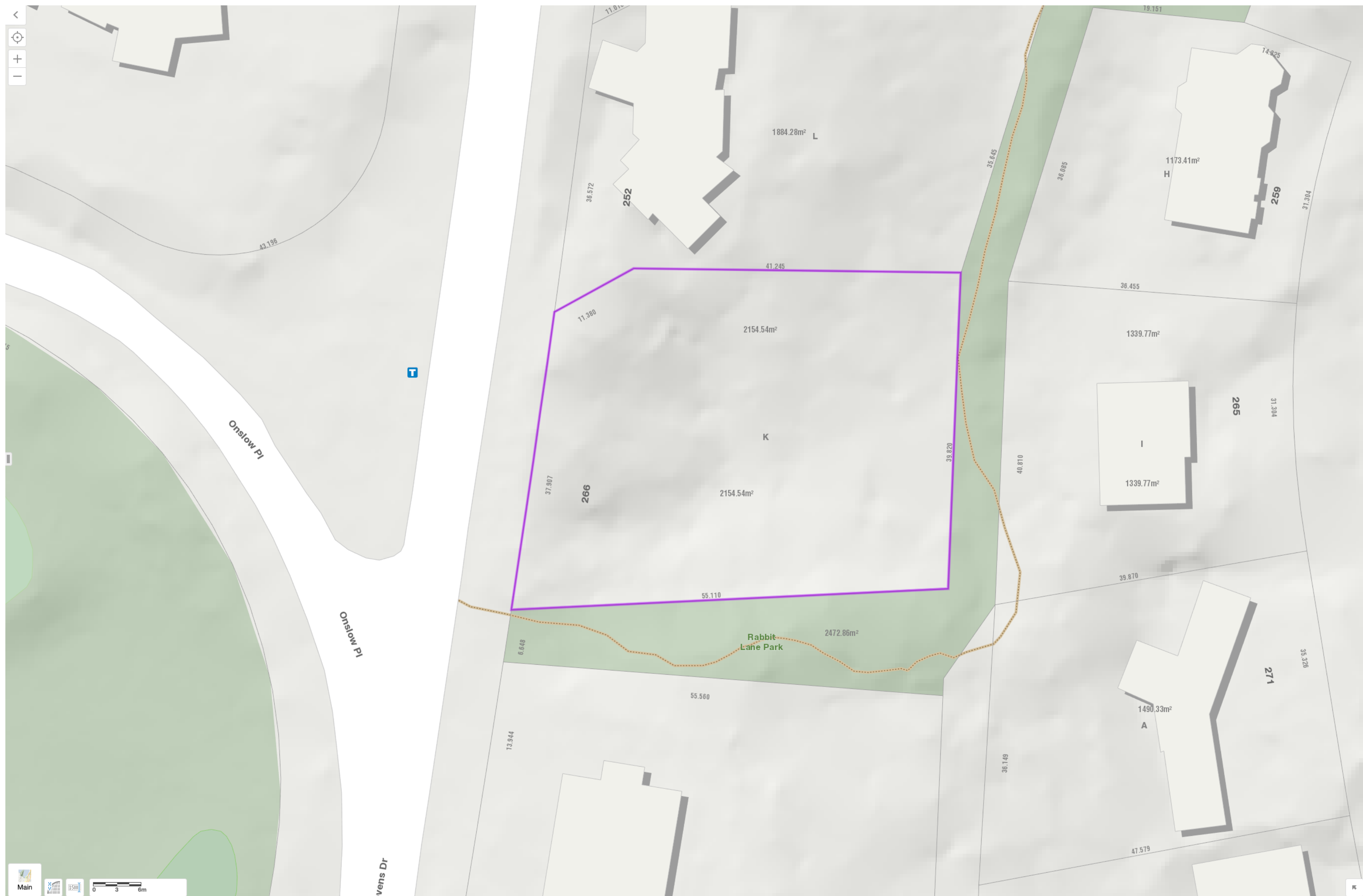
Stevens Dr

Rabbit Ln

Steve Dr

Stevens Ln







**LES TWAROG**  
BC CONDOS & HOMES TEAM

604.671.7000  
LES@6717000.COM  
LESTWAROG.COM



RE/MAX COMMERCIAL | RE/MAX CREST REALTY | 300 - 1195 W BROADWAY, VANCOUVER BC V6H 3X5

## 2 Lots (Rental Only) 41st & Granville

- 5770 Granville \$4.1M
- 5790 Granville \$4.1M
- Retail Mandatory Ground Flr
- 2.4 FSR - 4-5 Storeys
- 3 Lots next door being dev
- Arborist & Environmental Reports avail for a fee From previous buyer

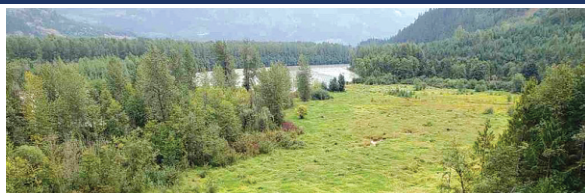
**\$8.2M**



## 55 Acres - Riverfront - Pemberton

- 1000 feet of riverfront on Lillooet River
- Gravel road running through property
- 20 mins to downtown Pemberton
- 25 miles north of Whistler

**\$1,200,000**



## 43 Acres - North Mission - Miracle Valley Estates

- Seux Road and Sylvester Rd
- Zoned for 17 lots
- Potential rezone to 28 lots
- On city water + power at lot line
- Not in flood plain
- All lots with views

**\$9.5M**



## Shaughnessy Building Lots

- 1775 Cedar, 12,500 SF, Post 1940, can build Approx. 7,000 S/F House, rented/5900/Mo

**\$6.2M**

- Douglas Cres., 1 Acre, (46,000 S/F) potential M/F or Multiple conversion, Dwellings and infills

**\$15M**

## Mission 4.1 Acre - Development Site

- 8906 Hayward Street - Silverdale West
- 4.1 acre gently sloped land
- Future development site
- Silverdale central plan approved Aug 2022
- Trunk infrastructure to complete 2027
- Price Guidance

**\$3.5 M**

**PAUL PENNER**

RE/MAX True Peak Realty 604-857-2857

Paul@PaulPenner.com

#1 Commercial Realtor FVREB\* 2019 & 2021 \*based on dollar volume.

## 2381 Windsor - Abbotsford

- Freestanding Industrial
- 13,314 s/f building
- Multi tenanted (long term lease)
- For Sale \$5,250,000

## 2655 Clearbrook Road - Abbotsford

- Clearbrook Plaza
- Various office configurations
- 1,280 - 5,000 s/f
- For Lease

# PLOWRIGHT & ASSOCIATES



Ron Plowright PREC  
ron@ronplowright.com  
604-316-5975



1-800-830-7175  
7300 Vedder Rd., CHILLIWACK, BC

Bob Plowright  
bob@bobplowright.com  
604-793-8282



## FOR SALE

### INVESTMENT OPPORTUNITY



**FOR SALE**  
**\$889,900**

- Hands off with steady cash flow return.
- Leased by quality long term tenants since 2005
- Lease renewed effective June 1, 2023
- Tenant pays all expenses and strata fees
- Strata unit located in commercial industrial park
- Good return on investment, Ease of Ownership

### DEVELOPMENT SITE



**FOR SALE**  
**\$3,189,900**

- Evans Parkway Chilliwack - +/-72 ACRE
- CD-2 Zoning allowing commercial, manufacturing and industrial
- High Profile, 2 blocks to HWY 1 and short distance to US Border
- All municipal services at lot line

## BAKERY BUSINESS IN HOPE



**FOR SALE \$150,000**

- Fantastic Opportunity to own the popular ROLLING PIN BAKERY in Hope.
- Famous for its donuts, cakes and other delicious treats
- Right in the center of town, this location has been a Bakery for 30+ yrs.
- Opportunity to expand the business by getting into delivery (there is a van available) and the online ordering website is already set up and operating.

## FOR LEASE

### 3.51 ACRE INDUSTRIAL LAND



- High-profile property at Progress Way & Lickman
- Wide variety of industrial/commercial uses including: Service/Re-Fueling Station
- Join Otter Coop, Kal-tire, Westeck Windows at this major crossroads, 700 meters from HWY 1.

**FOR LEASE \$2.75/SF TN**

### DOWNTOWN OFFICE



**FOR LEASE**  
**\$22/SF TN**

- Nowell Professional Building
- First floor...1,314 sq. ft. of updated office space
- Mezzanine Unit - 2,565 sq. ft.
- Secured onsite parking
- Located in heart of downtown Chilliwack adjacent to the newly revitalized District 1881

### NEW PRIME RETAIL/OFFICE



**FOR LEASE**  
**\$29/SF TN**

- The Paramount Building
- Downtown Chilliwack in the heart of District 1881
- Space ranges from 750 sq. ft. to 2,559 sq. ft.
- Premium space with excellent exposure
- Plenty of City parking available

### SARDIS OFFICE



**FOR LEASE**  
**\$18/SF TN**

- Steps from Cottonwood Mall
- 2,794 sq. ft. Reception, 2 offices, board room, kitchen & 2 work areas
- Lots of bright windows
- Excellent exposure & plenty of parking.

### FORMER GYM STUDIO



**FOR LEASE**  
**\$14/SF TN**

- High quality in HWY 1 Business Park
- Mezzanine Unit - 2,565 sq. ft.
- Offering office/display area, lots of bright windows and great views
- 2 washrooms with showers & HVAC

### LICKMAN CENTRE



**FOR LEASE**  
**\$15/SF TN**

- Unit 107 - 2,494 sq. ft. Warehouse
- High quality concrete tilt up building with easy access to HWY 1
- 3 phase 200 AMP electrical, +/- 26' ceiling, Bay Doors, retail/showroom

### NEW RETAIL SPACE



**FOR LEASE FROM**  
**\$18/SF TN**

- New Retail development located at the high traffic interchange of Lickman Rd. and HWY 1
- Site includes 3 pad sites and retail units from 1,200 sq. ft. to 10,000 sq. ft.

### HIGH PROFILE RETAIL



**FOR LEASE FROM**  
**\$10/SF TN**

- Chilliwack Business Centre
- Rear exits to huge parking lot
- CAM rate includes elec, heat, & AC
- Close to "Five corners" & District 1881.

### OFFICE OR RETAIL



**FOR LEASE FROM**  
**\$15/SF TN**

- Office & retail space with high exposure
- 4,045 sf retail space on main
- 1,994 sq. ft. office space on second floor
- Close to Hospital, HSBC, etc.



604.671.7000

BC

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



NOW WITH  
SOLD HISTORY

Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

**www.BCCondosandhomes.com**



**Les Twarog**



**996 Reed Rd (Gibson)**

1.46 acres of beautiful landscape surrounding a 3 Bed/3 Bath home. 2,700 s/f + 330 s/f outdoor area.

**\$2,198,000**



**2640 W 50th Ave (Kerrisdale)**

6,200 sf Cape Cod house on a 20,000 s/f lot. Ideal family living with private landscaping.

**\$9,800,000**



**1491 W 26th Ave (Shaughnessy)**

5,800SF house on a 8,800 s/f lot. Custom built home for luxurious lifestyle

**\$5,500,000**



**1601-1005 Beach Ave (Alvar)**

716 s/f East Facing Unit at Alvar, Brand new \$100K kitchen. False Creek View.

**\$999,000**



**3412 155 St (South Surrey)**

6000 s/f Executive residence w/ hand crafted millwork, luxurious 5 bed, 6 bath. Spacious outdoor are fully fenced.

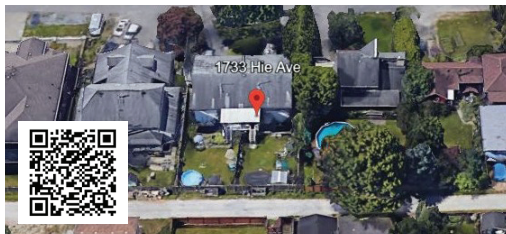
**\$3,780,000**



**2057 Cornerstone Dr. (Kelowna)**

8000 s/f lot, 3600 s/f home perched on a hilltop with stunning views of Okanagan & Shannon Lake. MUST SEE!

**\$1,490,000**



**1733 Hie Ave (Coquitlam)**

Possible Land Assembly – Zone Block A RM3 & RM2 Designated for medium density | Originally 3 - 4 suites with 4 kitchens.

**\$2,200,000**



**1839 140B St (South Surrey)**

2,000 s/f Home, 3 Bed, 2 Bath, Totally Renovated & Shows Well.

**\$1,600,000**



**5770 - 5790 Granville (2 Lots)**

Land Assembly - 2 Lots | Each 8,500 s/f Totalling 17,000 s/f | 2.4 FSR Purpose Built Rental

**\$8,200,000**



**Lot 6 Anstey Arm (Shuswap Lake)**

Boat access ONLY | 33.33 acres lot sits on beautiful sandy beaches of Roberts Bay Park | 20mins from Sicamous to this paradise.

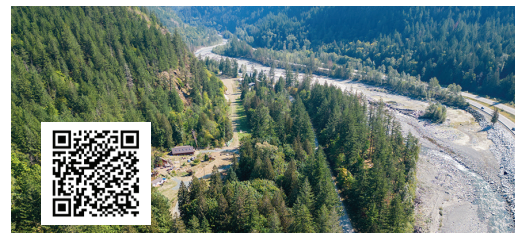
**\$499,000**



**DL5418 Pemberton (Mount Currie)**

55-acre off-grid Land. 25miles South of Whistler. Campground possible w/ permit. A sanctuary of privacy.

**\$1,200,000**



**67901 Othello Road (Hope)**

1775A Coquihalla River property. Paved Access. Current zoning L-1, I-2, R. safe for RV/Tent & Residential Dwelling

**\$1,200,000**