



**NAI Commercial**

**FOR SALE**  
Rare Golf Course  
Development Site



**CAPILANO GOLF AND  
COUNTRY CLUB**

**460 Southborough Drive**  
West Vancouver, BC

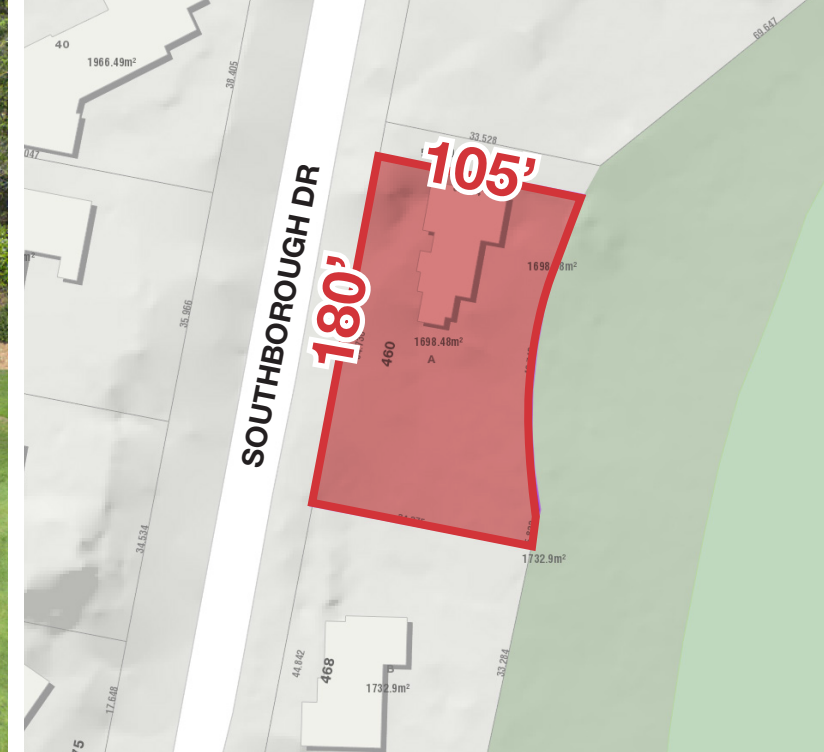
## Opportunity

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 13<sup>th</sup> Fairway, this property provides a rare opportunity to build a very unique Project. The existing contemporary Home allows one to experience this sought after location while planning their new Residence.

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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 13<sup>th</sup> 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 (2024)

\$12,206.00

#### Price

\$5,800,000



**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

**TAYLOR WAY**

**MARINE DR**

**AMBLESIDE PARK**

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