

# 7195 Rockland Wynd, West Vancouver

\$3,298,000



MOVE RIGHT IN or renovate this cute house OR BUILD: .35 F.A.R. PLANS/SUBMISSION AVAILABLE (if purchase corp.) SAVE over 1 year of work and \$200k! This is a once-in-a-lifetime opportunity; rarely do properties in this epic enclave come to market and this one is truly special. Privately situated at the end of a dead-end street is this SEMI-WATERFRONT, easy-access flat lot, backing onto picturesque Whytecliff park. Alternatively, potential to create access from coveted Arbutus Lane - surrounded by \$10-30m homes, this lot is begging for your custom dream-home build (ASK TYLER ABOUT NEW ~7,200 sqft HOUSE PLANS!). ALL-DAY SUN, peace and quiet, with amazing South-West facing unobstructed panoramic ocean views towards Bowen Island and unreal sunsets. Private beach access just across the street!

## KEY INFORMATION

MLS® R2867546

Residential Detached

Whytecliff

3 Bedrooms

2 Bathrooms

1,869 SF

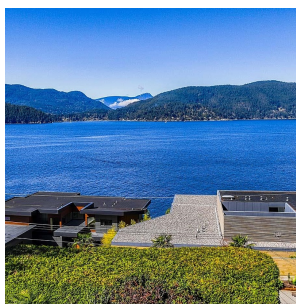
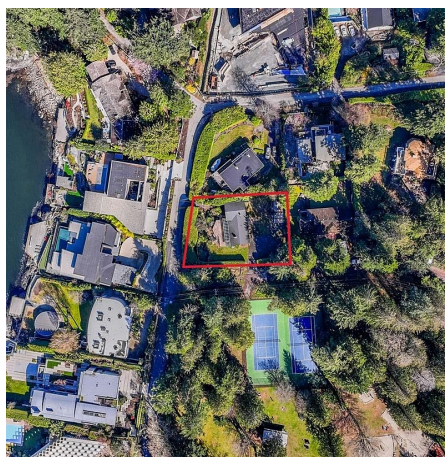
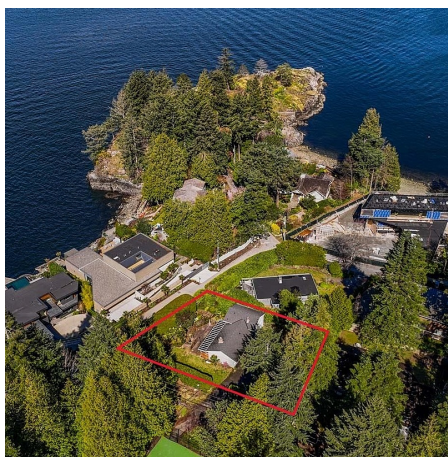
12,000 SF Lot

## FEATURES

Year Built: 1954

Views: Panoramic Ocean Views West

Listed By: rennie & associates realty ltd.



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