

“A VIEW TO DIE FOR”



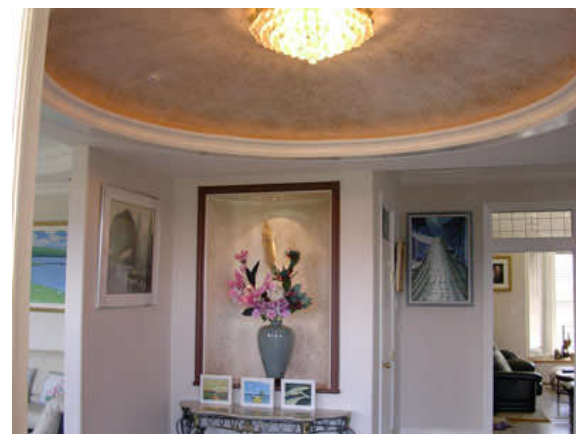
This 8 year old custom built home is waiting for a discerning buyer.

Designed by a landscape architect, the mature all-season garden is complimented with extensive granite walkways and a 4-zone sprinkler system. Some of the unseen quality construction features include concealed gutters, imported German window system, 2-zone central air conditioning, built-in sound system, 11-zone in-floor radiant heating and HRV systems.



Obvious quality features include Schonbeck crystal chandeliers, extensive ceiling design features, elegant leaded glass appointments and the consistency of high quality fixtures, granite, maple cabinetry and marble throughout.

Expansive views from the comfortable livingroom with elegant corner gas fireplace and round dining-room both with light oak floors are complimented with French doors, high-end maple kitchen, Wok kitchen and large eating area including Bosch, Jennair, Sub-Zero and Gaggenau appliances. The main floor also boasts a large den with extensive built-in cabinetry and a large familyroom off the kitchen.



An elegant bright staircase leads upstairs to an expansive skylighted upper hall with 4 bedrooms, all with ensuites.

The master bedroom boasts a massive walk-in closet and luxurious 6 piece ensuite with large 2 person jetted tub and separate shower. And of course, the views are to die for.

Downstairs the basement level finishing continues to echo quality from the innovative laundry centre to the recreation room with full wet bar and built-in home theater cabinets complete with light oak hardwood floors.



Fully finished with 2 additional bedrooms and crawl space, this home also has an over-sized 4 car garage. Close to schools, and UBC, this impeccably well-built and lovingly maintained home is spotless inside & out making this executive property a pleasure to show.

Premium quality, elegantly appointed with an unobstructed city, English Bay and Coastal Mountain view

