

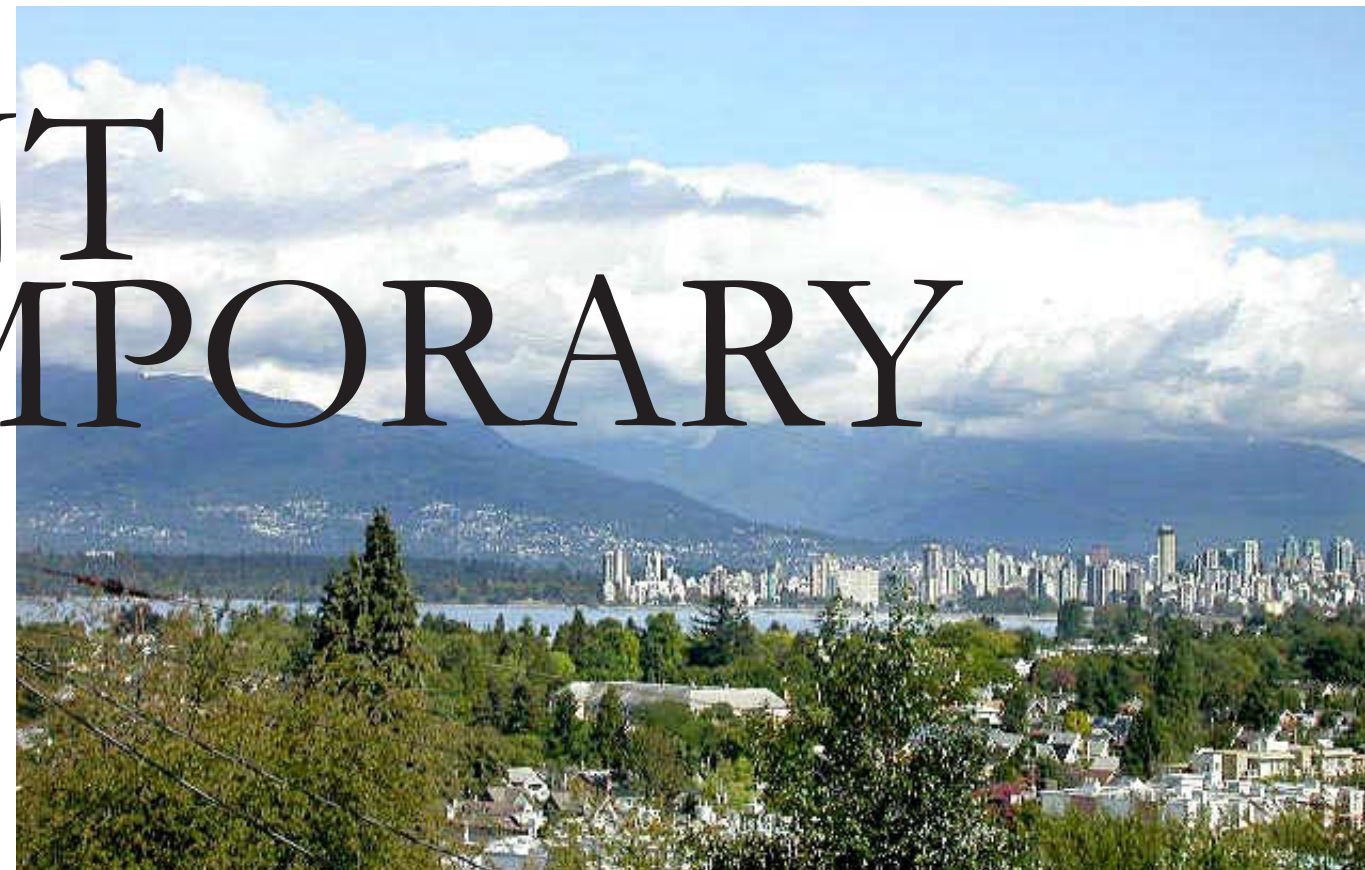
# ELEGANT CONTEMPORARY DESIGN

**This spacious 8 year old contemporary Point Grey home with City & Mountain view is waiting for a discriminating buyer.**

Situated on a mature 50x122 north-facing tastefully landscaped lot complimented with extensive stone retaining walls, both the quality and architectural style of the home integrates seamlessly into this prestigious neighbourhood.

Quality consistency begins with an expansive marble front foyer, spacious den, impressive staircase and maple hardwood flooring throughout the main floor. You will be amazed with the open-concept in the livingroom and diningroom with 12' ceilings, tasteful gas fireplace and crystal chandelier. High ceilings continue into the lavishly appointed kitchen and large eating area that is open to an elevated familyroom complimented with another elegant marble gas fireplace.

Extensive use of skylights, leaded glass windows, French doors, silhouette window coverings and crown moldings enhance this exceptionally bright and well-designed home.



The consistency of high quality fixtures, high-end appliances, granite countertops, custom cabinetry and marble is evident throughout this exceptional property. Crown moldings and quality consistency continues upstairs, with 3 bedrooms plus 3 full ensuite including 2 jetted tubs and, of course, a dynamite City and Mountain view.

Downstairs the basement level finishing continues to echo quality from the innovative home theatre centre complete with a third gas fireplace to the 2 additional bedrooms and full bath.

Additional features rounding out this attractive home include generous storage & crawl space, in-ground sprinkler system, security system, 4-zone in-floor radiant heating & HRV systems and 3 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.

**A lovingly maintained and well-built executive property.**

