

**1405 28th STREET
ALTAMONT, WEST VANCOUVER
SPECIAL FEATURES**

Year Built: 2025

Main floor:	3,684 Sq.Ft.
Upper floor:	2,598 Sq.Ft.
Lower floor:	<u>3,367 Sq.Ft.</u>
TOTAL:	9,649 Sq.Ft.

Lot: 17,437 SqFt

Ceiling Height:

Main floor:	11 Ft
Upper floor:	10 Ft (at peak)
Lower floor:	9 Ft

View

Spectacular Southerly View of Burrard Inlet and Vancouver West Side

Construction Method and Materials

- Insulated concrete formwork (ICF) walls
- Extensive use of structural steel beams and studs throughout

Advantages of a Steel Frame Build

1. Strength and durability
2. No risk of settling over time
3. Fire resistance
4. Pest and insect resistance
5. Moisture and weather resistance
6. Seismic resistance
7. Eco friendly
8. Allows for a more open concept with larger spans between walls

INTERIOR

- 6-7 Bedrooms and 10 Bathrooms
- Extra-thick insulated Italian doors throughout home with clean minimalistic contemporary design
- Super-sized aluminum triple-glazed German windows and sliding glass doors throughout home
- Stairs from main to upper and lower floors automatically light-up with LED strip lighting
- SMART Home with Sonos sound system
- Wall-hung toilets throughout home
- Designer chandeliers throughout home
- Remote control electric blinds throughout home
- Heat pump, in-floor natural gas radiant heat, air conditioning and HRV throughout home

MAIN FLOOR

- 11 ft ceiling
- 10ft main entrance door
- Stunning entrance with grand foyer
- Virtually all interior walls are covered with large slab Sintered Stone, walnut paneling, oak paneling, or mirrors, with little or no exposed drywall
- Imported 6" white oak hardwood flooring
- Thoughtfully designed mudroom off both the grand foyer and 2-car garage
- Large tiled/artificial grass patio surrounding main floor with privacy planters

SPECTACULAR GREAT ROOM

- 20ft x 5ft steel and glass skylight allowing for maximum sunlight
- Stunning wine display feature wall
- Floor-to-ceiling windows capturing the spectacular view of Burrard Inlet and Vancouver West Side
- 6 ft fireplace
- 85" Smart TV integrated into wall
- 9ft x 9ft (approx.) triple-glazed electrically-controlled sliding glass door leading to large outdoor patio with outdoor guest powder room

GOURMET KITCHEN

- Top-of-the-line Miele appliance package, which includes induction stovetop, full fridge, separate freezer, dishwasher, and wall-mounted oven, speed oven and coffee machine
- Stunning Sintered Stone counter tops, that have the beauty of natural marble but is considerably more durable
- Fantastic Italian cabinets with electric one-touch closing
- 75" Smart TV integrated into wall

ENTERTAINMENT SIZED SPICE ROOM/WOK KITCHEN

- 6-burner FULGOR gas stove imported from Italy, dishwasher, full fridge, full freezer, large easy-slide window for ventilation, European cabinets

PRIVATE FAMILY ROOM/LIBRARY/SECOND OFFICE (or possible 7th bdrm)

- Family room or 2nd office where children can study for school with a 11.5 ft built-in desk and cabinets, plus a wall mounted 75" Smart TV

GUEST POWDER ROOM

- Stunning guest powder room with large-slab natural marble walls, and designer sink and mirror

PRIMARY OFFICE

- Oversized with high ceilings, and built-in Italian shelving and cabinetry
- Hidden bar and security room with built-in shelving and cabinetry with dedicated space for bar fridge

UPPER FLOOR

- Total of 5 spacious en-suited bedrooms, which includes two stunning primary bedrooms, plus 3 spacious bedrooms, each with generous closets
- 4 of the 5 bedrooms have their own private balcony
- Stunning white oak herring bone hardwood flooring
- Large skylight overhead stairway allowing for natural light

SPACIOUS PRIMARY BEDROOM - SOUTH FACING

- 10ft south facing ceiling with floor-to-ceiling windows and spectacular view of Burrard Inlet and Vancouver West Side
- Stunning designer feature wall at head board
- Built-in Italian cabinets and drawers with wall-mounted 75" Smart TV
- Fabulous en-suite with double sinks, soaker tub, separate shower, enclosed water closet, LED strip lighting and large sliding door opening to huge private balcony
- 900 sqft south and west facing private balcony structurally engineered with steel beams to support 500 gallon hot-tub, where you can relax and share a private moment while enjoying the amazing view
- Huge 220 sqft walk-in closet with custom designed Italian shelving and cabinetry to accommodate all your personal items including purses, shoes and jewelry

2nd PRIMARY BEDROOM - SOUTH FACING

- 10ft south facing ceiling with floor-to-ceiling windows and spectacular view of Burrard Inlet and Vancouver West Side
- Built-in computer desk
- Stunning en-suite with soaker tub, separate shower, enclosed water closet, wall-hung toilet and LED strip lighting
- walk-in closet
- 136 sqft south-facing private balcony overlooking the amazing Burrard Inlet view

3rd BEDROOM - WEST FACING

- Spacious bedroom with 10 ft ceiling, huge floor-to-ceiling windows and electric blinds, leading to private 104 sqft balcony
- Stunning en-suite with sink, wall-hung toilet, spacious shower and skylight
- Spacious walk-in closet with built-in shelving and drawers

4th BEDROOM - WEST FACING

- Spacious bedroom with 10ft ceiling, huge floor-to-ceiling windows and electric blinds
- Stunning en-suite with sink, wall-hung toilet, spacious shower and skylight
- Walk-in closet with built-in shelving and drawers

5th BEDROOM - EAST FACING

- Spacious bedroom with 10 ft ceiling, huge floor-to-ceiling windows and electric blinds, leading to private 206 sqft balcony, plus built-in cabinets and computer desk
- Stunning en-suite with sink, wall-hung toilet, spacious shower and skylight
- Spacious walk-in closet with built-in shelving and drawers

PLUS: generous laundry room with Miele washer and dryer, built-in cabinets, large counter top and sink

LOWER FLOOR - THE ULTIMATE ENTERTAINMENT AREA

All walls in the lower floor are clad with either stunning large slab Sintered Stone, natural marble, designer hardwood or thick acoustic panels

LOWER FOYER and RECREATION ROOM

- 9ft ceilings
- Separate two-piece powder room in foyer with stunning book-matched large-slab natural marble on the floor and walls
- Full bar with smoke-mirrored ceiling, sink, dishwasher, cabinets, shelving and door leading to temperature controlled 500 bottle wine cellar
- 100" retractable screen and projector to watch the latest sporting event or other shows of interest
Stunning large-slab book-matched natural marble flooring

PRIVATE SPA

- Tranquil custom-designed white oak wall paneling with matching white and amber natural marble floor tiling and LED strip lighting
- Private tea room with built-in shelving and cabinetry
- 10-person cedar dry sauna with back-lit Himalayan pink salt blocks and smoked glass entry door
- 5-person beautifully tiled steam sauna with gently curved bench, LED strip lighting and smoked glass entry door
- Private massage room with LED strip lighting
- Matching private 2-piece powder room
- Private change area and shower
- Separate washer and dryer

HOME THEATRE

- State-of-the-art 20'5" x 15'3" two-level home theatre with 150" screen, projector, sensational surround sound, thick acoustic wall paneling, carpeting and LED lighting.
- Electric reclining designer seating for seven with beverage and food trays.

FABULOUS HOME GYM

- Large 15'7" x 18'7" gym complete with wall mirrors, 75" wall-mounted Smart TV, stunning wood paneling, rubber athletic flooring and LED strip lighting.

ONE-BEDROOM SUITE WITH ITS OWN SEPARATE ENTRANCE

- 10 ft ceilings
- 300 sqft living area with full kitchen (stove, dishwasher, fridge/freezer, microwave), eating area and living room that walks out to the private backyard with swimming pool, plus 140 sqft bedroom and ensuite with built-in cabinets, sink, rain shower and wall-hung toilet

PLUS:

- Two mechanical rooms and two storage rooms

EXTERIOR

- Flat driveway leading to oversized 2-car garage plus parking for 2 cars
- Entire exterior of home covered with large slab Sintered Stone tile and metal cladding
- Metal soffits throughout
- LED garden lighting
- Automated irrigation system

BACKYARD

- Completely private fully tiled 30ft x 16ft swimming pool and hot-tub next to a beautiful natural setting
- 800 sqft covered patio with outdoor speakers
- Flat artificial grass back yard where children can run and play
- Professionally designed and landscaped gardens throughout with hand selected designer trees