# 1436 SANDHURST PLACE, WEST VANCOUVER

# SPECIAL FEATURES

**GENERAL**

* Control-4 Smart Home
* Beautiful custom-designed elevator with mirror, natural stone painted ceiling to all 3 floors
* All wall paper is actually made from cloth and is not paper. It is also seamless, that is, all wall cloth in the home is from a single sheet so there are no vertical seams
* 10 ft ceilings on the main floor
* Incredible selection of different natural stones used throughout the home including the floors
* Stunning cabinets throughout home with led strip lighting
* Electric powered curtains, sheers and blackout blinds throughout home
* Interior doors are solid and have hidden hinges
* 6 surveillance cameras throughout
* Roof is made from recycle tires with 50-year life
* Heated by in-floor radiant heat
* HRV
* Air conditioning is powered by 7 condensers
* During power outage the entire home can be powered by the huge generator (GENERAC PROTECTOR QS)
* Entire lower floor up to the main floor is concrete

**FRONT ENTRANCE**

* 2 large gates open to driveway
* Driveway is heated with antifreeze, not water, generated from a large IBC boiler
* Driveway is non-slip inter-locking brick
* Stairs leading from driveway to front entrance of home are one-piece non-slip natural rock

**FOYER**

* Large double doors
* Exquisite natural stone flooring
* Huge two-way fresh-water fish tank

**LIVING ROOM**

* 11ft ceiling
* 2-way natural gas fireplace

**DINING ROOM**

* Large private dining room off Wolf outdoor kitchen with huge BBQ & sink
* Powerful outdoor gas heater
* 2-way natural gas fireplace

**GOURMET KITCHEN**

* Stunning wooden cabinets with motion-sensored one-touch doors
* “Crystal-ice” granite counter tops
* Island with stunning natural stone counter top
* Double ovens plus 6 gas burners & double skillet (effectively 10 burners)
* Side-by-side 36” wide full fridge and 36” wide full freezer
* Miele dishwasher, oven and microwave
* Full size Sub-Zero wine fridge
* Motion sensor one-touch scallop cabinet doors
* Custom built kitchen island
* Butler’s pantry with Miele coffee maker

**WOK KITCHEN**

* 7ft Sub-Zero fridge/freezer
* 6-burner Wolf with skillet
* Miele dishwasher and microwave
* Crystal-ice granite countertops
* Full Pantry

**UPSTAIRS**

* Very wide stairway that is motion-Sensor lit
* Heavy rod-iron hand-railings
* 2-level feature wall with genuine silver & gold leaf
* Seamless wall cloth on walls
* Walnut flooring throughout upper floor

**MASTER BEDROOM**

* Huge and with its own private sitting room
* Fabulous view
* Electric blackout blinds
* Hand painted ceiling
* Amazing marble/stone/tile slab en-suite
* Genuine silver leaf on ceiling
* Large shower and bathtub
* Huge wood paneled dressing room with two safes for valuables

**PLUS:**

* 4 oversized en-suited bedrooms
* Every bedroom has seamless wall cloth
* Stunning natural stone in each en-suite

**STAIRWAY TO LOWER FLOOR**

* Majestic stairway leading to lower floor with silver and gold leaf feature wall
* Wide motion-sensor lit stairway
* Heavy rod iron hand-railings
* Seamless wall cloth on walls

**LOWER FLOOR**

* High ceilings
* Huge stunning temperature/humidity-controlled wine cellar with natural stone flooring and wooden cabinets/shelving for the true wine/cognac/scotch/cigar afficionado
* Huge games/rec room
* Sensational full wet bar with wine fridge and beverage fridge
* Gorgeous stone countertop

**MEDIA ROOM**

* Large media room with approx. 120" screen
* Lovely hand-painted ceiling
* Window with black out blind
* Seamless wall cloth

**PLUS:**

* 6th huge en-suited guest bedroom that walks out to swimming pool
* Massage/hobby room
* Full spa with dry sauna for 8 and steam sauna for four, plus bathroom
* Washer & dryer
* Large storage room

**MECHANICAL ROOM - HOME**

* 2 IBC boilers, one for the home and the other with antifreeze for the driveway
* Huge IBC hot water tank
* Best of breed German piping
* Unlimited supply of hot water on demand
* Water purifier for entire home

**OVERSIZED 3 CAR GARAGE**

* 3 LIFTMASTER doors with 3 separate stalls. One for an RV
* Garage doors use two side-tracks as opposed to one center track to provide extra entry height
* Floor finished with epoxy-like coating
* Heated with electric baseboard
* Closet to store shoes
* Surveillance camera in garage

**SWIMMING POOL AND BACK YARD**

* Larger 34’ x 16’ swimming pool with tiled hot tub and three fountain jets
* Entire patio is tiled with natural stone; there is no concrete
* Swimming pool mechanical room has large IBC boiler and German piping
* Swimming pool surrounded by heavy rod iron fence with stone pillars
* Covered patio off rec-room with hand painted walls
* Exterior patio walls are covered by 3" natural stone
* Beautiful mature gardens and flower beds
* Flat grassy backyard with golf putting green