

SPECIAL FEATURES

The Setting:

- 130 Feet of waterfront, one of the largest pieces of waterfront in West Vancouver.
- The waterfront has its own private cove where you can launch your kayaks.
- A wide variety of marine life can be viewed from the property, including gray whales, dolphins, seals, great blue herons, eagles & sea otters.

Landscaping & Gardens:

- The entire property, front & back, has been professionally landscaped with an exquisite array of flowers, Japanese maples, and various other ornamental trees & bushes.
- There is an amazing bamboo grove on the south side of the property, which cost \$90,000 to install. The bamboo was imported from Oregon, and is the largest bamboo grove in Greater Vancouver of this species.
- Fantastic tree fort built in bamboo grove for the children. Approximate cost to build, \$40,000.
- 30 Feet palm trees on the south side of the property.
- 300 Year old Douglas fir & 150 year old western cedars on north side of property.
- Beautiful manmade waterfall and fountain off the kitchen.
- Vast outdoor lighting system front & back.
- Automatic sprinklers with timers throughout the gardens of the property.
- cost of entire land improvement exceeded \$600,000. Installed by current owners.
- Home is securely built on granite rock rendering it very resistant to earthquakes.

Swimming Pool:

- Circular “ozinated” swimming pool with infinity edge. The water in the swimming pool is first treated in the home’s water purification system, and then treated with an ozonation process and a UV lighting system, to minimize use of chlorine & other chemicals.

SPECIAL FEATURES – Interior

- The home has a nautical sensibility, with authentic port holes from a ship strategically placed throughout.
- There is no basement in the home, all square footage, including the media room and games room, is above ground.
- Home reflects real PRIDE OF OWNERSHIP, and has been meticulously maintained inside & out. Shows like a MUCH newer home.
- Exterior of the home has been painted every 5 years, whether it needed it or not.
- Foyer & main floor of the home has stunning imported “Africa” slate flooring.
- Custom made & designed Seimatic German kitchen, with gourmet appliances and extra thick bull-nosed Italian marble counters, all looking onto a gently cascading outdoor waterfall.
- H.D. Theatre system in family room.
- Circular sunken living room with “silver leaf” ceiling and custom-made Roche Bobois couch over-looking the view, suggests you are on a cruise ship in the tropics.

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Master Bedroom:

- Amazing master bedroom with one of the most spectacular views imaginable. The view is so very peaceful and quiet, and overlooks downtown, Kitsilano, UBC, & Vancouver Island.
- The master en-suite is exquisite with marble throughout, and includes an extra-large multi-jetted Jacuzzi, spacious multi-jetted shower, two sinks, skylights, and private bidet & toilet area.
- The master dressing room is oversized with custom made Seimatic German cabinetry and beautiful vanity & chair for that very special occasion.
- Off the master bedroom is a large spacious balcony with the very best possible view, where you can sit and watch passing cruise ships or fireworks, as you enjoy a glass of your favorite wine on many of our stunning summer days.

Games Room & Theatre Room:

- Amazing games room to entertain friends and family with spectacular imported Italian bull-nosed marble bar, with built-in dishwasher & fridge, microwave, and everything you need to entertain. Conveniently located off sensational theatre room.
- The addition that includes the games room, the theatre room, the guest bedroom and staircase, was built in 1995 for a cost of in excess of \$1,000,000. All work done with permits.
- The projector, movie screen and all equipment were “newly” installed by La Scala and Commercial Electronics. There is a “14 speaker” surround sound system, also installed by La Scala and Commercial Electronics. The projector retracts from the ceiling. Two toned lighting in ceiling to add to the party mood. Cost of new projector, screen & equipment is \$125,000.
- When custom made blinds are drawn, back of theatre room looks onto beautiful manicured mature outside garden.

Lower Floor:

- New professional temperature & humidity controlled wine cellar, capacity 1500 bottles.
- Spa located off swimming pool and garden area with steam room and bathroom.

Mechanical & Utility Room:

- Mechanical room has been equipped with two large German boilers, an oversized water heater, a water purification system that purifies all the water inside the home (including shower and toilets) and the swimming pool water, which is also treated by “ultra violet & ozone treatment systems”, to minimize the amount of chlorine and other chemicals required for the swimming pool.
- There is also a heat exchanger and two vacuum systems for the home.
- Air-conditioning upstairs in the Master Bedroom & en-suite, and two additional bedrooms & en-suite.
- The entire home is wired for sound, and the sound can be separately controlled in each room..

Additional Features:

- Master bedroom en-suite & dressing room, kitchen & pond were built in year 2000 for an approximate cost of \$700,000. All work done with permits.
- Entire home is equipped with Lite Touch electronic controls.
- Intercom in every room that ties into the camera system and can open entrance gates.
- Home is monitored with an ADT security system with multi-camera displays.
- Numerous skylights throughout the home allow for plenty of natural light.