

**SPECIAL FEATURES  
FOR  
6435 MADRONA CRESCENT**

**Property Measurements**

According to architectural drawings approved by the West Vancouver Planning Department:

**Lot:** 31,755 SqFt (.729 Acres)

**Home Total:** 12,005 SqFt

**Main floor:** 5,136 SqFt

**Middle floor:** 4,392 SqFt

**Lower floor:** 1,927 SqFt

**Garage:** 550 SqFt

**Ceiling Height**

Main floor: 12'

Split upper main floor: 9'6"

Middle floor: 9'6"

Lower floor/Pool Area: 10'

**View**

Stunning panoramic South-West Ocean view of Vancouver Island, Bowen Island, Whytecliff Park and Howe Sound.

Year Built: 2021

Natural gas in-floor radiant heat, heat pump, air conditioning & HRV

Oversized elevator to all three levels

3 fireplaces and 2 firepits (all natural gas)

Heated Driveway

**Construction Method and Materials**

- Insulated Concrete walls and light steel framing throughout. To the best of the seller's knowledge, this is the only full-steel-structured home built in Greater Vancouver
- Light steel framing is also referred to as "super structure", because of the strength and durability of the galvanized steel. If a regular wood stud structure lasts 50 years, a galvanized steel stud structure may last for 100 years or more

**Advantages of a Steel Frame Build**

1. Strength and durability
2. Fire resistance
3. Pest and insect resistance

4. Moisture and weather resistance
5. Seismic resistance
6. Eco friendly
7. Allows for a more open concept with larger spans between walls

### **Insulation**

- Wall insulation R34 (double the required amount of R16.5-18)
- Ceiling insulation R60 (double the required amount of R28)
- Under slab insulation R20 (double the required amount of R12)
- All interior walls as well as the floor assembly are insulated with Roxul insulation, a semi-rigid stone wool insulation that provides superior fire resistance and sound control

### **Glazing (Windows and Exterior Glass Doors)**

- 5ft x 10ft “thermally broken” (does not transmit heat or cold) Reynaers aluminum pivot door at front main entrance
- “Thermally Broken” (does not transmit heat or cold) Reynaers aluminum full size 11ft high lift-and-slide triple glazed doors throughout the home
- 24 triple glazed skylights provide natural light throughout the home
- Floor-to-ceiling triple glazed “slim” aluminum windows throughout home

### **Inside**

- Led pot lights throughout the home
- Top-of-the-line Miele appliances in main kitchen
- All appliances are Energy Star Certified
- Italian cabinets throughout the home, including in both laundry rooms & mudroom
- High gloss doors with hidden hinges and magnetic locks used throughout the interior of the home; 10ft on main flr, and 8ft elsewhere

### **Floor Plan**

- 7 oversized bedrooms including, including 2 huge master bedrooms with stunning en-suites, walk-ins and large sliding doors leading to spacious patios
- Each floor is seamlessly connected with the other floor

### **Flooring**

- 4ft x 8 ft porcelain marble tile slabs
- 12" wide hardwood flooring

### **Gourmet Kitchen**

- Full Miele appliance package, including Miele induction stove top, dishwasher, wall mounted oven, speed oven, coffee machine and microwave.

### **Wok Kitchen**

- Fulgor Milano 6-burner stove, dishwasher, fridge/freezer & microwave, and stainless-steel countertops make it easy for cooking & cleaning, with a skylight and window for ventilation

### **Office**

- Italian cabinets throughout

### **Family Room**

- 48" fireplace, porcelain marble slabs, Italian wall panels and an
- 86" TV fully integrated with Control-4

### **Dining Room**

- Seats 10 guests

### **Living Room**

- Spacious living room accommodates more than 15 people

### **Nanny Suite**

- Separate nanny suite with separate entrance from the outside, and also with stove top, fridge and dishwasher, full bathroom and large walk-in closet

### **Other Interior Features**

- Two laundry rooms with full size washer & dryers (one on each floor)
- Oversized elevator with 8 ft' ceiling and noiseless Italian motor

### **Lower Floor**

- Spacious Bar with dishwasher, fridge & sink, stone countertop, Italian cabinets, plus architectural black high-gloss stretch ceilings
- Recreation/Games room with pool table off full bar
- Private Cigar & Whiskey lounge with poker table (has dedicated and separate ventilation system. Air does not mix with household air, but rather flows outside through its own ducts)
- Temperature-controlled wine cellar
- Professionally designed and built media room with 3-tiered theatre seating
- Full size gym with fully mirrored wall, rubber mats, running & biking machines and a full set of weights. Includes lockers for clothing and full bathroom with sink, toilet and shower

## **Indoor Swimming Pool: A One-of-a-kind Vacation Resort Right in Your Own Home**

- Engineer-designed heating, ventilation and dehumidification system in the swimming pool area
- Swimming pool area is separated from the rest of the home by a humidity-free triple glazed door
- Tiled indoor full-sized swimming pool and hot-tub, with multi colored led lights all fully operated with Control-4
- Full wet bar to serve drinks and beverages, with fridge, dishwasher and sink are all integrated into Italian cabinets
- Dry sauna for 8 people, plus oversized shower and separate sink & toilet
- “Night Sky” stretch-ceiling with 3000 micro-LED lights and LED wall and ceiling strip lighting, all controlled with Control-4
- Large triple glaze sliding doors open to exterior covered patios and gardens to maximize the indoor-outdoor living experience

## **Exterior Covered and Open Patios**

- From anywhere in the home, you can gaze upon stunning Howe Sound and Ocean Views
- 16ft fire pit for entertaining family and friends, and 4ft square private fire-pit table for a cozy and intimate conversations
- 6 long reclining chairs placed along large sunny deck on patio next to swimming pool
- Covered summer kitchen with BBQ, sink and cabinets, perfect for entertaining family and friends

## **Automation Features**

- Control-4 can be controlled using an App on your cell phone, or on any of the 3 iPads; one on the dining room wall, another at the bar on the middle floor, and a 3<sup>rd</sup> by the wet bar in the swimming pool area
- Over 45 dimmable lighting zones controlled with Control-4, including garden lights, patio lights, garage side wall lights and multi-colored LED swimming pool lights
- Over 25 audio zones controlled with Control-4, favorite music apps such as Spotify
- Over 15 radiant heating and air conditioning zones throughout the home, all controlled and synchronized with Control-4
- All 3 natural gas fireplaces can be turned on and off with Control-4
- Two intercom systems; one at the car gate and the other at the main front door, are displayed on any of the 3 10” iPad screens
- Over 10 video cameras to constantly monitor the security of the home

- Security moving sensors are controlled and connected with Control-4
- The main front door and garage doors have “finger-print” recognition locks and are controlled with Control-4
- Front car gates are controlled with Control-4
- Pool and spa area are controlled with Control-4. You can choose your preferred water temp and start the hot-tub jets at any time from any part of World using the Control-4 App on your cell phone
- Audio system for all 3 TV’s (family room, rec room and gym) are linked with the home speakers of that particular room to maximize the sound and listening experience

### **Outside**

- Heated flat driveway
- 3-car garage with 4-car parking outside
- Professionally designed and landscaped lot by certified landscape architect
- LED garden lights controlled by Control-4
- Automated irrigation system