



Presented by:  
**Luis E Ayala PREC\***  
 Sutton Grp West Coast (VanCam)  
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**Active**  
**R2001956**

Board: V  
 House/Single Family

# 1 3838 CYPRESS STREET

Vancouver West  
 Shaughnessy  
 V6J 3P3

Residential Detached

**\$44,999,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$44,999,000</b>
Depth / Size (ft.):	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2003</b>
Lot Area (sq.ft.): <b>46,874.68</b>	Bathrooms:	<b>7</b>	Age: <b>12</b>
Flood Plain:	Full Baths:	<b>5</b>	Zoning: <b>FSD</b>
Rear Yard Exp:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$60,083.27</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>025-839-071</b>

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Other**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **7**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Mixed, Natural Gas**  
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**  
 Type of Roof: **Other, Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **9**

Total Parking: **10** Covered Parking: **10** Parking Access:  
 Parking: **Other**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Mixed, Other**

Dist. to School Bus:

Legal: **PL BCS638 LT 1,2,3,4 DL 526 LD 36 PID:025-839-063/080/098**

Amenities: **None**

Site Influences: **Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 18'3	Above	Den	12'5 x 11'6	Bsmt	Other	23'1 x 18'3
Main	Kitchen	13'4 x 11'9	Above	Walk-In Closet	10' x 6'5			x
Main	Family Room	16'3 x 15'1	Above	Bedroom	18'3 x 14'6			x
Main	Den	22'2 x 18'3	Above	Bedroom	14'1 x 13'5			x
Main	Foyer	15'11 x 9'6	Above	Library	18'1 x 16'7			x
Main	Nook	14'6 x 6'5	Above	Kitchen	14'8 x 8'1			x
Above	Master Bedroom	19'5 x 18'3	Above	Dining Room	14' x 7'1			x
Above	Bedroom	18'3 x 13'11	Above	Other	9'9 x 8'1			x
Above	Bedroom	16'5 x 9'1	Bsmt	Wine Room	22' x 15'1			
Above	Study	16'3 x 7'5	Bsmt	Wine Room	18' x 18'			

Finished Floor (Main):	<b>7,021</b>	# of Rooms:	<b>21</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>9,260</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>2</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>2,845</b>	Suite:		3	<b>Above</b>	<b>5</b>	<b>Yes</b>		Pool:
Finished Floor (Total):	<b>19,126 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>5</b>	<b>No</b>		Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5	<b>Above</b>	<b>3</b>	<b>Yes</b>		Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6	<b>Above</b>	<b>4</b>	<b>No</b>		
Grand Total:	<b>19,126 sq. ft.</b>			7	<b>Above</b>	<b>3</b>	<b>No</b>		
				8					

Listing Broker(s): **Royal Pacific Realty Corp.**

**ABSOLUTELY A MASTERPIECE! All four strata lots including #1&#2 3838 Cypress St, 3818 Cypress st, 1889 Matthews Av. Located in the prestigious 1st Shaughnessy, situated on an immaculately manicured almost 46874.68 sq ft. ALL ON THE MARKET AT THE SAME TIME! Exquisite craftsmanship estate. 3838 Cypress St was the home of the former LT Governor, award winning heritage "A" mansion. This extraordinary residences feature entertainment size rooms, wainscoting, unique curved architecture, wine cellars, oak paneled, elevator and art deco parkade. Plus two luxury 12 years estates 3818 Cypress St and 1889 Matthew Av. Total 17 bdrms, 23 baths and 6 Kitchens. Once in a lifetime opportunity to own them all!**



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**Active**  
**R2008513**

Board: V  
 House/Single Family

### 4351 ERWIN DRIVE

West Vancouver  
 Cypress  
 V7V 1H7

Residential Detached

**\$42,800,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>148.00</b>	Original Price: <b>\$42,800,000</b>
Depth / Size (ft.): <b>250/124.98</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>34,194.00</b>	Bathrooms:	<b>8</b>	Age: <b>35</b>
Flood Plain:	Full Baths:	<b>7</b>	Zoning: <b>SF</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$62,643.28</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>007-056-371</b>

View: **Yes: City and Ocean**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **7**  
 Fireplace Fuel: **Gas - Natural, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **4** Parking Access: **Front**  
 Parking: **Garage; Single, Garage; Triple**  
 Dist. to Public Transit: **near** Dist. to School Bus: **near**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **PL VAP18912 LT C BLK 6 DL 582 LD 36**

Amenities: **Pool; Outdoor**

Site Influences: **Waterfront Property**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 12'6	Main	Bedroom	16'2 x 12'3	Above	Storage	8'8 x 4'0
Main	Kitchen	24'1 x 16'1	Main	Bedroom	14'4 x 12'9	Above	Storage	8'8 x 4'0
Main	Dining Room	19'8 x 16'2	Main	Living Room	19'8 x 19'8	Above	Storage	18'3 x 5'8
Main	Pantry	11'4 x 6'3	Above	Master Bedroom	32'7 x 16'10			x
Main	Eating Area	13'11 x 11'10	Above	Walk-In Closet	10'8 x 8'2			x
Main	Family Room	25'1 x 22'8	Above	Bedroom	18'8 x 14'4			x
Main	Laundry	10'8 x 9'6	Above	Walk-In Closet	7'5 x 6'3			x
Main	Foyer	29'2 x 19'5	Above	Bedroom	22'3 x 17'5			x
Main	Den	25'0 x 16'3	Above	Gym	48'1 x 18'5			
Main	Bedroom	12'3 x 12'0	Above	Storage	9'2 x 5'7			

Finished Floor (Main): **5,195**  
 Finished Floor (Above): **4,970**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **10,165 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **10,165 sq. ft.**

# of Rooms: **23**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **6**  
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	Yes
3	Main	4	Yes
4	Main	3	No
5	Above	4	Yes
6	Above	3	Yes
7	Above	4	Yes
8	Above	4	Yes

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

**A West Vancouver Landmark Waterfront Estate situated on approximately 150 feet on level beachfront on one of West Vancouver's most sought after an desirable streets of exclusive homes. This Iconic Private Estate, considered one of the finest properties in Greater Vancouver, sits on a .78 Acre privately situated level property. The residence, built in the early 1980's took over 4 years to build bringing in European Craftsmen to create a Grande English Estate Residence. Considered one of the Top 10 properties in Greater Vancouver.**



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**Active**  
**V1121814**

Board: V  
 House/Single Family

## 4726 BELMONT AVENUE

Vancouver West  
 Point Grey  
 V6T 1A9

Residential Detached

**\$36,800,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>150.00</b>	Original Price: <b>\$36,800,000</b>
Depth / Size (ft.): <b>IRR</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2012</b>
Lot Area (sq.ft.): <b>29,070.00</b>	Bathrooms:	<b>6</b>	Age: <b>3</b>
Flood Plain:	Full Baths:	<b>4</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$63,301.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-862-749</b>

View: **Yes: WATER, MOUNTAIN & CITY VIEWS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **5**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Geothermal, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **6** Parking Access: **Front**  
 Parking: **Other**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Other, Tile**

Legal: **PL VAP6583 LT 12 BLK 2 DL 140 LD 36**

Amenities: **Elevator, Garden, Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting**

Features: **Clothes Washer/Dryer, Dishwasher, Heat Recov. Vent., Microwave, Oven-Built In, Pantry, Range Top, Refrigerator, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'8 x 19'8	Above	Gym	13'2 x 10'4			x
Main	Kitchen	22'2 x 20'	Above	Bedroom	20'1 x 12'			x
Main	Pantry	6'9 x 5'2	Above	Bedroom	13' x 12'1			x
Main	Dining Room	19' x 13'	Bsmt	Games Room	23'7 x 17'11			x
Main	Family Room	26'1 x 15'	Bsmt	Bedroom	16'9 x 11'10			x
Main	Library	20'1 x 12'	Bsmt	Other	19'6 x 7'2			x
Main	Foyer	14'6 x 13'	Bsmt	Storage	18'2 x 5'10			x
Above	Master Bedroom	26'1 x 13'10	Bsmt	Mud Room	15'6 x 6'5			x
Above	Walk-In Closet	15'6 x 5'			x			
Above	Walk-In Closet	15'6 x 5'			x			

Finished Floor (Main): **3,141**  
 Finished Floor (Above): **2,703**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **3,849**  
 Finished Floor (Total): **9,693 sq. ft.**

# of Rooms: **18**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite:

Crawl/Bsmt. Height:  
 Beds in Basement: **1**  
 Basement: **Full**

Beds not in Basement: **3**

Unfinished Floor: **0**  
 Grand Total: **9,693 sq. ft.**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	6	Yes
3	Above	4	Yes
4	Above	3	Yes
5	Bsmt	3	Yes
6	Bsmt	2	No
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Macdonald Realty - Manyee Lui**

**Contemporary Glamour.** This private residence in prestigious West Pt Grey area was designed by renowned architect, Howard Airey. Lavishly featuring limestone exteriors, expansive windows & meticulous garden ground, it offers over 9,600 sq ft of majestic living w/ panoramic views of mountain, water & city. Entertainment size LR, DR & family room. Chef's dream kit w/ Gaggenau package & custom millwork. Upper flr has 3 luxurious suites incl an extraordinary master suite w/ view deck, stone F/P, his & her walk-in closets & vanities + a gym/den. A nanny quarter & children games room (potential media room) down. O/D pool area has water fountain, fire-pit, eating area. A/C, Lutron lighting, elevator, 6 car garage & many more.



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**Active**  
**R2007462**

Board: V  
 House/Single Family

## 2883 POINT GREY ROAD

Vancouver West  
 Kitsilano  
 V6K 1A7

Residential Detached

**\$23,988,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>45.00</b>	Original Price: <b>\$23,988,000</b>
Depth / Size (ft.): <b>218</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>9,810.00</b>	Bathrooms:	<b>3</b>	Age: <b>35</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RT-2</b>
Rear Yard Exp: <b>North, West</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$38,572.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?: <b>No</b>			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>029-190-312</b>

View: **Yes: Direct Oceanfront & Mountains**  
 Complex / Subdiv:  
 Services Connected: **Community**

Style of Home: **3 Storey**  
 Construction: **Concrete**  
 Exterior: **Brick, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Legal: **LOT 1, BLK 24, DL 192, LD 36, GROUP 1, PLAN EPP34594 \*\*TR 11-30-15\*\***

Amenities:

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 15'3			x			x
Main	Dining Room	15'4 x 12'8			x			x
Main	Kitchen	11'6 x 11'4			x			x
Below	Master Bedroom	17'1 x 15'7			x			x
Below	Study	10'10 x 6'1			x			x
Below	Laundry	8'2 x 5'8			x			x
Below	Storage	10' x 6'			x			x
Above	Family Room	15'4 x 12'8			x			x
Above	Kitchen	9'4 x 8'8			x			
Above	Bedroom	15'4 x 13'1			x			

Finished Floor (Main): **1,130**  
 Finished Floor (Above): **782**  
 Finished Floor (Below): **1,391**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **3,303 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **3,303 sq. ft.**

# of Rooms: **10**  
 # of Kitchens: **2**  
 # of Levels: **3**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **2**  
 Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Below</b>	<b>6</b>	<b>Yes</b>
2	<b>Below</b>	<b>2</b>	<b>No</b>
3	<b>Above</b>	<b>3</b>	<b>Yes</b>
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Engel & Volkers Vancouver**

**Magnificent Golden Mile - Direct waterfront property showcasing spectacular views of the ocean, mountains, Stanley Park & the impressive cityscape. This extremely rare offering provides a generous 9,810 sf lot area (45' x 218'). An incredible opportunity to develop a world-class, trophy residence. RT-2 zoned allows single family or duplex development. This site is home to renowned landscape architect Paul Sangha's 200' long steel sculpture, Metamorphous, installed to enhance & protect the foreshore. Existing 3,300sf home, completed by architect Paul Grant with interior design by Robert Ledingham, is positioned on the western edge of the lot. Located within steps to beaches, parks and recreation. Tranquil and serene, an opportunity not to be missed.**





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**Active**  
**R2015666**

Board: V  
 House/Single Family

### 5363 KEW CLIFF ROAD

West Vancouver  
 Caulfeild  
 V7W 3G2

Residential Detached

**\$23,800,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>212.00</b>	Original Price: <b>\$23,800,000</b>
Depth / Size (ft.): <b>188</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2008</b>
Lot Area (sq.ft.): <b>31,600.00</b>	Bathrooms:	<b>7</b>	Age: <b>7</b>
Flood Plain:	Full Baths:	<b>4</b>	Zoning: <b>SFD</b>
Rear Yard Exp: <b>West</b>	Half Baths:	<b>3</b>	Gross Taxes: <b>\$29,714.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-006-974</b>

View: **Yes: SPECTACULAR OCEAN WATERFRONT**  
 Complex / Subdiv:  
 Services Connected: **Community**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Geothermal, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **8** Covered Parking: **5** Parking Access: **Front**  
 Parking: **Garage; Double, Garage; Triple**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood**

Legal: **PL VAP11793 LT 10 BLK L DL 879 LD 36**

Amenities:  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Pantry, Swimming Pool Equip.,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'7 x 18'11	Below	Master Bedroom	18'9 x 17'8	Below	Games Room	20'10 x 15'7
Main	Dining Room	18'11 x 17'4	Below	Walk-In Closet	15'10 x 14'10	Below	Bar Room	7'4 x 7'6
Main	Kitchen	21'11 x 12'3	Below	Bedroom	15'11 x 14'6			x
Main	Eating Area	21'11 x 9'7	Below	Walk-In Closet	9'9 x 5'			x
Main	Office	15'10 x 13'5	Below	Bedroom	16'2 x 16'			x
Main	Family Room	24' x 15'11	Below	Bedroom	16'5 x 15'4			x
Main	Foyer	16'1 x 8'8	Below	Bedroom	22'4 x 18'			x
Main	Mud Room	10' x 7'11	Below	Laundry	11'11 x 7'8			x
Main	Pantry	11'6 x 7'9	Below	Media Room	23'5 x 17'			
Main	Utility	8' x 6'4	Below	Gym	19'4 x 12'8			

Finished Floor (Main):	2,909	# of Rooms:22	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	3,661	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,906	# of Levels: 4	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	403	Suite:	3	Below	6	Yes	Pool:
Finished Floor (Total):	9,879 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Below	4	Yes	Door Height:
Unfinished Floor:	1,385	Basement: Full	6	Below	5	No	
Grand Total:	11,264 sq. ft.		7	Below	2	No	
			8				

Listing Broker(s): **Sotheby's Int'l Realty Canada**

**Exceptional West Coast post and beam west facing WATERFRONT estate designed and built by Lepik Construction that is quite simply a one of a kind masterpiece! Offering nearly 13,000 SF with 3 levels of living space, 5 bedrooms, 7 baths, over 4,600 SF of terraced slate decks, outdoor pool/hot tub, indoor swim spa/hot tub, 4 level indoor elevator system, geo thermal heating, 8,000 gl. front entry koi pond, 5 car heated garage and an incredible 50 FT attached private yacht garage with private elevator access believed to be only of it's kind in North America. Chefs kitchen and cabinetry by Redl Kitchens, Brazilian cherry floors, and floor to ceiling glass. The 31,600 SF west facing private lot and home are truly world class like no other!**