



Presented by:  
**Luis E Ayala PREC\***  
 Sutton Grp West Coast (VanCam)  
 Phone: 604-551-4418  
<http://www.luisayala.ca>  
[luisayala@shaw.ca](mailto:luisayala@shaw.ca)



**Sold**  
**V1124041**

Board: V  
 House/Single Family

## 2883 POINT GREY ROAD

Vancouver West  
 Kitsilano  
 V6K 1A7

Residential Detached

**\$23,888,000** (LP)

**\$22,000,000** (SP)



Sold Date: **6/5/2015**  
 Depth / Size (ft.): **218**  
 Lot Area (sq.ft.): **9,810.00**  
 Flood Plain:  
 Rear Yard Exp:  
 Approval Req?:  
 If new, GST/HST inc?:

Frontage (feet): **45.00**  
 Bedrooms: **2**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**

Original Price: **\$23,888,000**  
 Approx. Year Built: **1980**  
 Age: **35**  
 Zoning: **RT-2**  
 Gross Taxes: **\$80,985.00**  
 For Tax Year: **2014**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **029-190-312**

View: **Yes: WATERFRONT, OCEAN, MOUNTAIN AN**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Tar & Gravel**

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

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.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Mixed**

Legal: **PL EPP34594 LT 1 BLK 24 DL 192 LD 36 GROUP 1, HERETO IS ANNEXED EASEMENT G12509 OVERPART OF LOT**

Amenities:

Site Influences: **Marina Nearby, Recreation Nearby, Shopping 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:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **2**  
 Basement: **Fully Finished**

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): **Macdonald Realty Ltd.**

**Macdonald Realty Ltd.**

**Unique opportunity to own this HUGE, NEWLY SUB-DIVIDED WATERFRONT LOT on the Golden Mile, within steps of park and intimate sandy beach. ZONED RT-2 (allows single family or duplex development), this 45' X 218', 9810 sqft waterfront property offers the city's most spectacular ocean, mountain and city views! This property is home to renowned landscape architect Paul Sangha's 200' long steel sculpture, METAMORPHOUS, installed a few years ago to enhance and protect the foreshore. The existing 3300 sqft home, built in 1980 and renovated in 1998, is set on the western edge of the property, and is leased until February 2016.**



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**Sold**  
**V1101238**

Board: V  
 House/Single Family

## 1784 DRUMMOND DRIVE

Vancouver West  
 Point Grey  
 V6T 1B6

Residential Detached

**\$19,800,000** (LP)

**\$17,550,000** (SP) 



Sold Date: **6/7/2015**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **75,184.00**  
 Flood Plain:  
 Rear Yard Exp:  
 Approval Req?:  
 If new, GST/HST inc?:

Frontage (feet): **0.00**  
 Bedrooms: **4**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**

Original Price: **\$19,800,000**  
 Approx. Year Built: **9999**  
 Age: **999**  
 Zoning: **RS-1**  
 Gross Taxes: **\$39,703.00**  
 For Tax Year: **2014**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **010-865-438**

View: **Yes: WATER & MOUNTAIN**  
 Complex / Subdiv:  
 Services Connected: **Electricity**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **None**  
 Fuel/Heating: **Other**  
 Outdoor Area: **None**  
 Type of Roof: **Wood**

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

Total Parking: Covered Parking: **2**  
 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: **:**  
 Floor Finish: **Mixed**

Parking Access:  
 Dist. to School Bus:

Legal: **PL VAP6583 LT 5 BLK 4 DL 140 LD 36**

Amenities:

Site Influences: **Treed**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'2 x 17'6			x			x
Main	Kitchen	15'5 x 11'			x			x
Main	Dining Room	16'2 x 13'4			x			x
Main	Family Room	14'1 x 11'5			x			x
Above	Master Bedroom	16'2 x 12'6			x			x
Above	Bedroom	12' x 12'6			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	11' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,315</b>	# of Rooms:	<b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,115</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,430 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>3,430 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

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

**Located in prime Point Grey area, this private & prestigious lot is approximately 75,180 sq ft with fantastic North Shore mountain & water views. The new mansion has been approved for over 30,000 SF & will be one of the most expensive & luxurious homes in the country. Steps to the beach, provincial park, very close to UBC & golf course, Queen Mary Elementary & Lord Byng Secondary Catchment. Do not miss out on this great opportunity to build your own dream home!**



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**Sold**  
**V1117624**

Board: V  
 House/Single Family

## 2924 ROSEBERY AVENUE

West Vancouver  
 Altamont  
 V7V 3A6

Residential Detached

**\$19,988,000 (LP)**

**\$16,500,000 (SP)**



Sold Date: **9/18/2015** Frontage (feet): **132.00** Original Price: **\$19,988,000**  
 Depth / Size (ft.): **305** Bedrooms: **7** Approx. Year Built: **2009**  
 Lot Area (sq.ft.): **40,075.00** Bathrooms: **8** Age: **6**  
 Flood Plain: Full Baths: **6** Zoning: **SFD**  
 Rear Yard Exp: **South** Half Baths: **2** Gross Taxes: **\$48,447.00**  
 Approval Req?: For Tax Year: **2014**  
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
 P.I.D.: **005-410-541**

View: **Yes: WATER**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Concrete**  
 Exterior: **Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **6**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal**

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

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile**

Legal: **PL VAP4948 LT 114 DL 556 LD 36 GROUP 1.**

Amenities: **Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'11 x 27'4	Above	Walk-In Closet	17'6 x 14'3	Below	Playroom	16'7 x 14'7
Main	Kitchen	14'10 x 12'9	Above	Walk-In Closet	11'11 x 10'5	Below	Living Room	17'1 x 16'4
Main	Dining Room	16'7 x 16'5	Above	Bedroom	16'5 x 13'7	Below	Bedroom	16'5 x 10'8
Main	Family Room	18' x 12'2	Above	Bedroom	12'8 x 12'8	Below	Wine Room	16'8 x 16'4
Main	Eating Area	17'4 x 16'5	Above	Bedroom	12'10 x 12'7	Below	Laundry	14'9 x 12'6
Main	Library	25'6 x 16'3	Above	Bedroom	16'4 x 12'3	Below	Storage	19'10 x 16'5
Main	Office	20'5 x 16'5	Above	Bedroom	22'8 x 21'8	Below	Storage	10'1 x 9'3
Main	Foyer	19'5 x 9'1	Below	Media Room	32'2 x 20'2	Below	Storage	9' x 8'9
Main	Mud Room	19'11 x 12'2	Below	Gym	26'11 x 27'4			
Above	Master Bedroom	19'1 x 16'5	Below	Recreation	26'11 x 19'7			

Finished Floor (Main): **4,679**  
 Finished Floor (Above): **4,224**  
 Finished Floor (Below): **5,520**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **14,423 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **14,423 sq. ft.**

# of Rooms: **28**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **7**  
 Basement: **Full, Fully Finished**

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

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

Listing Broker(s): **RoyalLePage Sussex J Soprovich**

**Royal LePage Sussex (WVan)**

**A world class estate in the prestigious Altamont neighbourhood of West Vancouver. Considered by many to be Altamont's finest property, this spectacular home sits on a 1 acre south facing estate lot with lovely ocean views. Constructed of concrete and stone, this exceptional residence was five years in the making. Almost 15,000 sq. ft. of exceptional quality living on three levels. The interior offers a dramatic yet practical lifestyle with large principal rooms including a state of the art wine cellar and theatre, a separate guest suite as well as a nanny suite down. Stunning pool/spa with a pool side kitchen and outdoor dining room for summer living.**



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**Sold**  
**V1105048**

Board: V  
 House/Single Family

## 1203 MATTHEWS AVENUE

Vancouver West  
 Shaughnessy  
 V6H 1W5

Residential Detached

**\$17,888,000 (LP)**

**\$16,300,000 (SP)**



Sold Date: **3/16/2015** Frontage (feet): **201.00** Original Price: **\$17,888,000**  
 Depth / Size (ft.): Bedrooms: **7** Approx. Year Built: **1911**  
 Lot Area (sq.ft.): **52,717.00** Bathrooms: **6** Age: **104**  
 Flood Plain: Full Baths: **5** Zoning: **FSD**  
 Rear Yard Exp: Half Baths: **1** Gross Taxes: **\$41,478.00**  
 Approval Req?: For Tax Year: **2014**  
 If new, GST/HST inc?: **No** Tax Inc. Utilities?: **No**  
 P.I.D.: **009-937-081**

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Reno. Year: **1950**  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access:  
 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: **:**  
 Floor Finish: **Concrete, Hardwood**

Dist. to School Bus:

Legal: **PL VAP8739 LT 9 BLK 57 DL 526 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 16'5	Above	Den	10'7 x 5'11	Bsmt	Utility	26'1 x 10'10
Main	Dining Room	16'3 x 21'11	Above	Walk-In Closet	16'7 x 8'1	Bsmt	Utility	9'5 x 7'10
Main	Kitchen	14'8 x 23'1	Bsmt	Bedroom	19'4 x 9'10	Bsmt	Utility	8'2 x 14'5
Main	Foyer	13'1 x 12'4	Below	Recreation	13'3 x 11'11	Bsmt	Storage	5'10 x 9'10
Main	Laundry	10'2 x 12'3	Main	Great Room	33'4 x 19'11	Main	Pantry	9'7 x 3'11
Above	Master Bedroom	17'3 x 16'4	Bsmt	Storage	6'11 x 15'9			x
Above	Bedroom	16'1 x 13'8	Bsmt	Media Room	10'4 x 11'2			x
Above	Bedroom	16'6 x 13'4	Above	Flex Room	10'10 x 20'3			x
Above	Bedroom	10'4 x 8'11	Above	Bedroom	18'7 x 14'2			
Above	Bedroom	12'0 x 16'0	Bsmt	Storage	6'11 x 8'2			

Finished Floor (Main): **6,967**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **6,967 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **6,967 sq. ft.**

# of Rooms: **25**  
 # of Kitchens: **1**  
 # of Levels: **4**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **1** Beds not in Basement: **6**  
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	Yes
2	Above	5	Yes
3	Above	4	Yes
4	Above	4	Yes
5	Above	4	Yes
6	Bsmt	5	Yes
7			
8			

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

Listing Broker(s): **Macdonald Realty Ltd.**

**Macdonald Realty - Manyee Lui**

**The Sundorne is a heritage C home, designed in the Tudor Revival style and nestled on one of the biggest parcels in the First Shaughnessy. Gently curving tree-lined streets, small quiet parks and lush private gardens create a distinctive estate-garden quality. It is possible to enhance and complement the stately estate image of the Sundorne through restoration of the home and building 2-3 infill developments in the form of new secondary buildings. Local residents enjoy shopping areas in Arbutus and South Granville, benefit from a short drive to gorgeous VanDusen Botanical Garden, Queen Elizabeth Park. Create a new chapter in your life! The Sundorne is waiting for You to become a part of its Legacy!**





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**Sold**  
**V1040407**

Board: V  
 House/Single Family

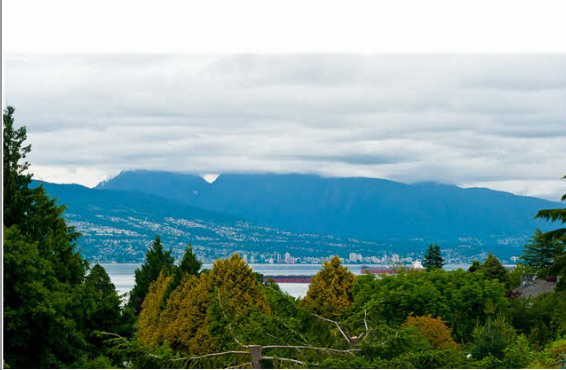
## 1416 WESBROOK CRESCENT

Vancouver West  
 University VW  
 V6T 1V7

Residential Detached

**\$19,800,000 (LP)**

**\$16,188,000 (SP)**



Sold Date: **4/14/2015**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **30,545.00**  
 Flood Plain:  
 Rear Yard Exp: **Northwest**  
 Approval Req?:  
 If new, GST/HST inc?: **No**

Frontage (feet): **0.00**  
 Bedrooms: **6**  
 Bathrooms: **8**  
 Full Baths: **6**  
 Half Baths: **2**

Original Price: **\$19,800,000**  
 Approx. Year Built: **2005**  
 Age: **9**  
 Zoning: **RS1**  
 Gross Taxes: **\$21,017.00**  
 For Tax Year: **2010**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **004-902-645**

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

Complex / Subdiv:

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

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

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

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: **Tile, Wall/Wall/Mixed**

Legal: **PL VAP6034 LT 1 BLK 78 DL 140 LD 36 GROUP 1. \*\*TR 03-16-15\*\***

Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven-Built In, Security System, Sprinkler - Fire, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28'10" x 25'	Above	Living Room	37' x 21'1"			x
Main	Kitchen	16' x 15'	Above	Bedroom	19' x 15'			x
Main	Dining Room	19' x 15'	Above	Bedroom	21' x 13'5"			x
Main	Family Room	20' x 13'	Bsmt	Recreation	24' x 15'4"			x
Main	Bedroom	16' x 11'6"	Bsmt	Games Room	28'10" x 26'11"			x
Main	Bedroom	15'4" x 13'5"	Bsmt	Media Room	20' x 13'			x
Main	Wok Kitchen	8' x 7'8"	Bsmt	Bedroom	15'4" x 13'5"			x
Main	Foyer	15'4" x 11'6"	Bsmt	Laundry	9'7" x 7'8"			x
Above	Master Bedroom	22' x 18'	Bsmt	Storage	9'7" x 7'8"			x
Above	Walk-In Closet	10' x 9'7"						

Finished Floor (Main): **2,712**  
 Finished Floor (Above): **2,452**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **2,712**  
 Finished Floor (Total): **7,876 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **7,876 sq. ft.**

# of Rooms: **19**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **1** Beds not in Basement: **5**  
 Basement: **Full**

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

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

Listing Broker(s): **Luxmore Realty**

**This 7 year custom built house in prestigious UBC area give you view of water, mountain & city. 7876 SF living area on 30545 SF of beautifully landscaped with outdoor pool. It offers elegant LR & DR, spacious family room & a nice wok kitchen on main. Upper level, 3 nice sized bedrooms plus a huge living room (can be 4th bedroom). Basement: spacious recreation & media room, wine cellar. A must see!**