



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
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Active
R2850136
Board: V
House/Single Family

1290 QUEENS AVENUE

West Vancouver
British Properties
V7S 2K5

Residential Detached

\$1,948,800 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,948,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1958**
Frontage(feet): **215.00** Bathrooms: **3** Age: **66**
Frontage(metres): **65.53** Full Baths: **3** Zoning: **RESIDE**
Depth / Size: **165/145** Half Baths: **0** Gross Taxes: **\$4,558.47**
Lot Area (sq.ft.): **12,197.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.28** P.I.D.: **009-854-754** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: WATER AND MOUNTAIN**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Concrete, Frame - Metal, Frame - Wood**
Exterior: **Aluminum, Brick, Concrete**
Foundation: **Concrete Perimeter**

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Other, Vinyl/Linoleum**

Legal: **LOT 1, BLOCK 5, PLAN VAP8980, DISTRICT LOT 1082, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC PT ON SROW PL 99**

Amenities: **Garden, Storage**

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Smoke Alarm**

Finished Floor (Main):	1,543	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	21'4 x15'5			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'3 x9'5			x	Main	4
Finished Floor (Below):	1,250	Main	Foyer	5' x8'2			x	Main	4
Finished Floor (Basement):	0	Main	Kitchen	15'2 x12'2			x	Above	4
Finished Floor (Total):	2,793sq. ft.	Main	Primary Bedroom	13'6 x11'7			x		
Unfinished Floor:	0	Main	Bedroom	12'1 x11'2			x		
Grand Total:	2,793sq. ft.	Main	Bedroom	11' x9'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	16'4 x14'3			x		
		Below	Dining Room	10'6 x7'7			x		
		Below	Kitchen	11'2 x8'6			x		
		Below	Primary Bedroom	13'7 x11'2			x		
		Below	Primary Bedroom	10'10 x7'11			x		
Suite: Unauthorized Suite				x			x		
Basement: Separate Entry									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **RA Realty Alliance Inc.**

Royal Pacific Lions Gate Realty Ltd.

Discover the best value in West Vancouver living at 1290 Queens. This 5-bedroom, 3-bathroom home is a true gem, offering a thoughtfully designed layout with a private suite featuring a separate entry for added convenience. Nestled on a spacious 12,000 square foot lot, the property is not only expansive but also boasts a coveted south-facing orientation, bathing the interiors in natural light. With the perfect blend of functionality and elegance, this residence presents the best value proposition in a sought-after location. Don't miss the opportunity to make 1290 Queens your home and experience the best of West Vancouver living. Open House Saturday March 2nd and Sunday March 3rd 2-4 pm



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Active
R2845901
Board: V
House/Single Family

1235 OTTABURN ROAD

West Vancouver
British Properties
V7S 2J7

Residential Detached

\$2,575,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,575,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1996**
Frontage(feet): **80.00** Bathrooms: **6** Age: **28**
Frontage(metres): **24.38** Full Baths: **4** Zoning: **RS3**
Depth / Size: **153** Half Baths: **2** Gross Taxes: **\$12,656.35**
Lot Area (sq.ft.): **12,402.00** Rear Yard Exp: **North** For Tax Year: **2023**
Lot Area (acres): **0.28** P.I.D.: **009-854-037** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: City, Stanley Park, Harbour**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood, Other**
Exterior: **Brick, Mixed, Stucco**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **Yes**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., DetachedGrge/Carport, Open**
Driveway Finish: **Paving Stone**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed, Tile, Carpet**

Legal: **LOT 8, BLOCK 6, PLAN VAP8980, DISTRICT LOT 1082, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & NW PT OF DL 1081**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Finished Floor (Main):	2,549	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,698	Main	Living Room	28' x 19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	25' x 11'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	20' x 18'			x	Above 6
Finished Floor (Basement):	1,853	Main	Eating Area	14' x 11'			x	Above 4
Finished Floor (Total):	6,100sq. ft.	Main	Office	15' x 12'			x	Above 3
Unfinished Floor:	0	Main	Storage	7' x 7'			x	Bsmt 4
Grand Total:	6,100sq. ft.	Main	Family Room	19' x 20'			x	Bsmt 2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	17' x 17'			x	
Suite:		Above	Primary Bedroom	19' x 16'			x	
Basement: Partly Finished		Above	Bedroom	16' x 14'			x	
		Above	Bedroom	18' x 13'			x	
		Above	Bedroom	15' x 13'			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

View Property in the Lower British Properties. Over 12,000 sf sloping terraced lot. Views from UBC, English Bay, Lions Gate Bridge, Stanley Park to Downtown Vancouver... Beautiful. Unfortunately. The home has been poorly maintained and neglected for some time. Significant water damage has occurred. The roof leaks badly in many areas and water ingress and damage has been significant. Subsequently the house is not habitable as it is now. The basement was fully finished with a suite but has been taken back to the studs and all flooring removed and is really just an open space now. Be clear that this is not a livable house and the value here will be in the land. PPE, mask is required for all interior visits. Showings only by appointment please. UNDER CONTRACT / COURT DATE PENDING.



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Active
R2842835
Board: V
House/Single Family

567 BALLANTREE ROAD

West Vancouver
Glenmore
V7S 1W4

Residential Detached

\$3,200,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,200,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2023**
Frontage(feet): **125.00** Bathrooms: **6** Age: **1**
Frontage(metres): **38.10** Full Baths: **5** Zoning: **RS3**
Depth / Size: **96.00** Half Baths: **1** Gross Taxes: **\$7,131.08**
Lot Area (sq.ft.): **11,971.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.27** P.I.D.: **009-371-591** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: Ocean & Mountain Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Other, Tile**

Legal: **LOT 3, BLOCK 4, PLAN VAP10574, DISTRICT LOT 866, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,977	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	30'0 x 17'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'0 x 17'5			x	Main 2
Finished Floor (Below):	2,188	Main	Living Room	15'5 x 22'0			x	Below 4
Finished Floor (Basement):	2,188	Main	Mud Room	6'5 x 14'5			x	Below 3
Finished Floor (Total):	6,353sq. ft.	Below	Primary Bedroom	15'5 x 17'5			x	Below 3
Unfinished Floor:	0	Below	Bedroom	11'4 x 11'5			x	Below 3
Grand Total:	6,353sq. ft.	Below	Bedroom	15'1 x 11'5			x	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'5 x 12'0			x	Bsmt 3
Suite:		Bsmt	Gym	9'0 x 18'0			x	
Basement: Full		Bsmt	Media Room	35'5 x 18'0			x	
		Bsmt	Flex Room	15'5 x 14'5			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

ACCEPTED OFFER SUBJECT TO COURT APPROVAL. CONTACT LISTING AGENT FOR MORE DETAILS. This is an incredible opportunity to finish this 75% completed luxury home located in Glenmore, West Vancouver. Designed by Terra Firma Design, this 4 Bedroom, 6 Bathroom and Office home is situated on an east facing 12,000 SF lot with views of the North Shore Mountains, Mount Baker, and Inlet Ocean Views. Features included WOK Kitchen, Elevator, In-floor Heating, Air Conditioning, Media Room, and more. The home is beyond lockup stage with much of the rough-in, drywall, flooring, and tiling already installed. Located near Capilano Golf & Country Club, Hollyburn Country Club, Collingwood Schools, and east access to Park Royal and Highway 1. This home is being sold "As-Is, Where-Is".



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Active
R2824253
Board: V
House/Single Family

2525 BELLEVUE AVENUE

West Vancouver
Dundarave
V7V 1E3

Residential Detached

\$5,598,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$5,598,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1998**
Frontage(feet): **60.00** Bathrooms: **5** Age: **26**
Frontage(metres): **18.29** Full Baths: **4** Zoning: **RS4**
Depth / Size: **132** Half Baths: **1** Gross Taxes: **\$29,606.96**
Lot Area (sq.ft.): **7,920.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.18** P.I.D.: **013-944-096** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Dundarave Beach and Pier**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 2 Storey w/ Bsmt.		Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood		Parking: Garage; Double		
Exterior: Glass, Stucco, Wood		Driveway Finish: Concrete		
Foundation: Concrete Perimeter		Dist. to Public Transit: 1 Block		Dist. to School Bus: 2 Blocks
		Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations:	Reno. Year:	Property Disc.: No		
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: :		
Fuel/Heating: Hot Water, Natural Gas, Radiant	Metered Water:	Floor Finish: Hardwood, Tile		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:			
Type of Roof: Torch-On				
Legal: LOT 15, BLOCK 29, PLAN VAP2261, DISTRICT LOT 555, GROUP 1, NEW WESTMINSTER LAND DISTRICT				

Amenities: **In Suite Laundry, Swirlpool/Hot Tub**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Range Top, Security System, Vacuum - Built In**

Finished Floor (Main):	1,667	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,264	Main	Living Room	16'2 x 16'10	Below	Bedroom	10'7 x 15'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'3 x 13'7	Below	Wine Room	6'11 x 5'6	Main 2
Finished Floor (Below):	1,099	Main	Kitchen	24'8 x 22'3	Below	Storage	6'3 x 9'11	Above 5
Finished Floor (Basement):	0	Main	Eating Area	9'5 x 4'10	Below	Utility	10'7 x 13'3	Above 4
Finished Floor (Total):	4,030sq. ft.	Main	Family Room	16'6 x 24'11	Below	Mud Room	10'7 x 6'6	Above 4
Unfinished Floor:	0	Main	Foyer	7'5 x 8'3			x	Below 4
Grand Total:	4,030sq. ft.	Above	Primary Bedroom	19'6 x 17'1			x	
		Above	Walk-In Closet	6'10 x 10'2			x	
		Above	Bedroom	9'5 x 15'0			x	
		Above	Bedroom	9'7 x 13'9			x	
		Above	Walk-In Closet	9'7 x 3'6			x	
		Above	Den	9'7 x 11'1			x	
		Below	Recreation Room	15'11 x 37'5			x	

Suite:		Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full		MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:		
# of Kitchens: 1	# of Rooms: 18			

Listing Broker(s): **Sotheby's International Realty Canada**

Nestled in the heart of Dundarave, this extraordinary residence captures the essence of a California-inspired dream. With over 4,000 sqft of meticulously designed living space, this home boasts 4 bedrooms, 5 bathrooms & office. The main floor greets you with lofty 10-foot ceilings in the living area, leading to expansive glass doors that open onto a spacious patio. The centerpiece of this home is its exquisite gourmet kitchen, showcasing a massive island and top-of-the-line appliances, including stainless Sub-Zero refrigerator, Wolf 5-burner gas stove, and Miele dishwasher. Upstairs you'll discover 3 bedrooms, each with their own ensuite bathroom. plus den or home office. The lower level is a haven for entertainment featuring a wet bar, wine cellar, fireplace, 4th bedroom & garage access.



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Active
R2849593
Board: V
House/Single Family

625 ST. ANDREWS ROAD

West Vancouver
British Properties
V7S 1V5

Residential Detached

\$6,399,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,399,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2018**
Frontage(feet): **41.76** Bathrooms: **10** Age: **6**
Frontage(metres): **12.73** Full Baths: **6** Zoning: **SF**
Depth / Size: **211** Half Baths: **4** Gross Taxes: **\$37,002.72**
Lot Area (sq.ft.): **25,208.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.58** P.I.D.: **008-178-917** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: Mountain**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Concrete**
Exterior: **Brick**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 26, BLOCK 36, PLAN VAP9302, DISTRICT LOT CE #1, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Oven - Built In, Security System, Wine Cooler**

Finished Floor (Main):	3,403	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,420	Main	Living Room	25'0 x 23'4	Above	Den	14'1 x 22'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	24'10 x 18'10	Below	Recreation Room	23'8 x 23'7	Main 2
Finished Floor (Below):	2,896	Main	Dining Room	18'2 x 12'9	Below	Bar Room	7'2 x 7'5	Main 2
Finished Floor (Basement):	0	Main	Kitchen	15'3 x 15'2	Below	Laundry	6'3 x 9'0	Main 3
		Main	Eating Area	14'1 x 10'11	Below	Flex Room	10'7 x 8'0	Above 5
Finished Floor (Total):	8,719sq. ft.	Main	Wok Kitchen	11'4 x 6'2	Below	Kitchen	10'0 x 15'10	Above 3
Unfinished Floor:	523	Main	Foyer	20'9 x 14'7	Below	Living Room	14'6 x 11'2	Above 3
Grand Total:	9,242sq. ft.	Above	Primary Bedroom	24'11 x 15'4	Below	Dining Room	14'6 x 6'4	Below 3
		Above	Walk-In Closet	20'2 x 6'9	Below	Bedroom	15'4 x 11'2	Below 2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'1 x 15'6	Below	Walk-In Closet	6'7 x 5'0	Below 2
		Above	Bedroom	14'1 x 17'8	Below	Laundry	8'0 x 5'4	Below 3
Suite:		Above	Walk-In Closet	5'1 x 8'4	Below	Storage	6'11 x 6'7	
Basement: Fully Finished		Above	Walk-In Closet	9'0 x 13'0	Below	Utility	12'2 x 5'6	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 26	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

Listing Broker(s): **The Partners Real Estate**

The Partners Real Estate

STUNNING CUSTOM BUILD almost 9,300 sqft of **INCREDIBLE LIVING AREA** spread over 3 beautiful floors with **COMPLETELY OPEN ARCHITECTURAL** plan. Contemporary design and boutique hotel-like feeling offering **INCREDIBLE PRICE PER SQFT VALUE**. Upon entrance, the height of the ceilings create a very **IMPRESSIVE FOYER** as the quality is truly over the top. Bedrooms are all completely oversized and fireplaces creating warmth throughout the home. Triple car garage allows for extra storage, kitchen is **SIMPLY INCREDIBLE** with eating area and secondary prep kitchen equipped with the top of the line Gaggenau appliances. Large format media theatre area, games area, wine cellar, elevator, air conditioning, video surveillance, control 4, back-up generator and an extra office space completes this incredible home.