



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3000521**  
Board: V  
House/Single Family

**3937 WESTRIDGE AVENUE**

West Vancouver  
Bayridge  
V7V 3H6

Residential Detached

**\$1,920,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,920,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1961</b>
Frontage(feet): <b>87.00</b>	Bathrooms: <b>2</b>	Age: <b>64</b>
Frontage(metres): <b>26.52</b>	Full Baths: <b>2</b>	Zoning: <b>SFD</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,322.25</b>
Lot Area (sq.ft.): <b>17,860.00</b>	Rear Yard Exp: <b>Northwest</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.41</b>	P.I.D.: <b>009-416-145</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **None, Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:  
Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 6, BLOCK 13, PLAN VAP10299, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:  
Features:

Finished Floor (Main):	2,016	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	24' x13'4	Below	Workshop	23'8 x 11'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'11 x12'4			x	Main	4
Finished Floor (Below):	0	Main	Den	13'2 x13'			x	Main	3
Finished Floor (Basement):	1,557	Main	Kitchen	14'10 x9'7			x		
Finished Floor (Total):	3,573sq. ft.	Main	Family Room	21'2 x20'3			x		
Unfinished Floor:	0	Main	Bedroom	14'9 x8'1			x		
Grand Total:	3,573sq. ft.	Main	Bedroom	12'4 x10'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Utility	16'2 x9'8			x		
		Below	Laundry	16'8 x12'8			x		
		Below	Storage	9'8 x6'11			x		
		Below	Bedroom	13'9 x7'11			x		
Suite: <b>None</b>		Below	Bedroom	12'3 x11'10			x		
Basement: <b>Full</b>		Below	Workshop	24'2 x12'11			x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Select Properties**

**This big post and beam home has 3500 sq ft of potential for your renovation ideas! Great neighborhood and convenient location! Enjoy the soothing sounds of Godman Creek next to big balcony! Call your agent or LS agent for more details. Please do not walk on property. No sign on property.**



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**Active**  
**R3004138**  
Board: V  
House/Single Family

**1151 MILLSTREAM ROAD**

West Vancouver  
British Properties  
V7S 2C8

Residential Detached

**\$3,488,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,488,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>90.17</b>	Bathrooms: <b>7</b>	Age: <b>37</b>
Frontage(metres): <b>27.48</b>	Full Baths: <b>5</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>2</b>	Gross Taxes: <b>\$14,093.69</b>
Lot Area (sq.ft.): <b>17,047.23</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.39</b>	P.I.D.: <b>008-719-675</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>Yes: Ocean</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey w/ Bsmt**  
Construction: **Brick, Concrete Frame, Frame - Wood**  
Exterior: **Brick, Concrete, Stucco**  
Foundation: **Concrete Block, Concrete Slab**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck**  
Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: **Concrete**  
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, Tile**

Legal: **LOT 33 BLOCK 51 CAPILANO ESTATES EXTENSION NO. 14 PLAN 13284**

Amenities:

Site Influences: **Greenbelt, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,050	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,200	Main	Living Room	32'9 x 24'9	Abv Main 2	Walk-In Closet	6'8 x 7'7	Floor	#Pcs
Finished Floor (AbvMain2):	1,050	Main	Dining Room	12'4 x 23'7	Abv Main 2	Walk-In Closet	5'10 x 4'9	Main	2
Finished Floor (Below):	0	Main	Kitchen	25'0 x 20'9	Below	Recreation Room	29'4 x 15'0	Abv Main 2	5
Finished Floor (Basement):	0	Main	Foyer	12'2 x 17'2	Below	Wine Room	10'2 x 8'7	Abv Main 2	4
Finished Floor (Total):	5,300sq. ft.	Abv Main 2	Primary Bedroom	22'1 x 15'0	Below	Storage	7'11 x 12'4	Above	4
Unfinished Floor:	0	Abv Main 2	Solarium	13'10 x 13'4	Below	Bedroom	11'5 x 17'2	Above	4
Grand Total:	5,300sq. ft.	Abv Main 2	Bedroom	11'5 x 17'2			x	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Laundry	6'4 x 8'7			x	Main	2
Suite:		Above	Bedroom	14'3 x 15'0			x		
Basement: Fully Finished		Above	Bedroom	14'10 x 15'0			x		
		Above	Bedroom	11'7 x 17'1			x		
		Above	Walk-In Closet	5'7 x 3'11			x		
		Main	Walk-In Closet	4'8 x 4'5			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 19	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**Stonehaus Realty Corp.**

**Investor Alert or Family Dream - Millstream's Hidden Gem! Opportunity in West Van's in British Properties: 17,000+ sf lot on Millstream's famed "Street of Dreams," surrounded by \$18M+ estates. Listed well below assessed value, this 6BD/7BA, 5,300 sf home offers endless potential for investors or families ready to create a custom masterpiece. Elevated position captures expansive views; solid modern architecture invites renovation or reimagining. Potential for rooftop patio, firepit, pickleball court, pool, sauna, hot tub & more. A tranquil forest w/ trails & flowing stream brings peace & privacy. Near top schools & Hollyburn CC. Rare chance to build value, vision & legacy in one of West Van's most coveted enclaves. Opportunities like this are few and far between in this world-class location**



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**Active**  
**R2960044**  
Board: V  
House/Single Family

## 850 FARMLEIGH ROAD

West Vancouver  
British Properties  
V7S 1Z9

Residential Detached

**\$5,999,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$6,888,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1997</b>
Frontage(feet): <b>99.50</b>	Bathrooms: <b>11</b>	Age: <b>28</b>
Frontage(metres): <b>30.33</b>	Full Baths: <b>7</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>4</b>	Gross Taxes: <b>\$54,557.80</b>
Lot Area (sq.ft.): <b>29,535.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.68</b>	P.I.D.: <b>010-399-372</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: city</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Geothermal, Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Other**

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

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

Legal: **LOT 40, BLOCK 29, PLAN VAP7843, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD, EXPL PL 8394, CAPILANO ESTATES PL 7843**

Amenities:

Site Influences: **Gated Complex, Private Setting, Private Yard, Recreation Nearby**

Features:

Finished Floor (Main):	3,339	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,090	Main	Living Room	24'0 x 22'0	Below	Media Room	15'0 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'0 x 14'0	Below	Den	11'0 x 10'0	Main 3
Finished Floor (Below):	4,004	Main	Kitchen	18'0 x 16'0	Below	Bedroom	12'0 x 10'0	Main 2
Finished Floor (Basement):	0	Main	Family Room	23'0 x 21'0	Below	Other	42'0 x 29'0	Above 6
Finished Floor (Total):	10,433sq. ft.	Main	Den	16'0 x 12'0			x	Above 4
Unfinished Floor:	0	Main	Laundry	10'0 x 9'0			x	Above 4
Grand Total:	10,433sq. ft.	Above	Primary Bedroom	28'0 x 12'0			x	Above 4
		Above	Bedroom	17'0 x 11'0			x	Above 4
		Above	Bedroom	12'0 x 11'0			x	Above 2
		Above	Bedroom	12'0 x 11'0			x	Below 4
		Above	Bedroom	12'0 x 10'0			x	Below 2
		Above	Hobby Room	10'0 x 10'0			x	Below 2
		Below	Recreation Room	25'0 x 16'0			x	

Suite: **None**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **17**

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
ByLaw Restrictions: Maint. Fee:

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

**Court Order sale! BEST VALUE in West Van! Spectacular ocean, Stanley Park views and downtown skyline. BC Assessment value \$9.4 million. Beautiful home situated in most prestigious British Properties. It offers 10,433 sqft home on a 29, 535sqft. 6 bedrooms, 11 bathrooms. Interior features: custom home office, home theater, gourmet kitchen with Corian countertops, sub zero fridge, beachwood paneling, marble and granite flooring. Four season indoor pool and spa with change rooms, 3-car garage, geothermal forced air heating system, heat recovery system, air conditioning, water purifiers, surround sound system, gated camera surveillance and heated driveway. BEST VALUE in West Van. Accepted Offer \$5.8 million. COURT DATE IS JULY 17th Thur. Pls touchbase for more info if you want to go to court**





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**Active**  
**R3003534**  
Board: V  
House/Single Family

**1065 GROVELAND ROAD**

West Vancouver  
British Properties  
V7S 1Z3

Residential Detached

**\$7,998,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,998,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**  
Frontage(feet): **149.86** Bathrooms: **6** Age: **9**  
Frontage(metres): **45.68** Full Baths: **5** Zoning: **SFD**  
Depth / Size: **277** Half Baths: **1** Gross Taxes: **\$42,552.40**  
Lot Area (sq.ft.): **25,970.00** Rear Yard Exp: **North** For Tax Year: **2024**  
Lot Area (acres): **0.60** P.I.D.: **009-912-088** Tax Inc. Utilities?:  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: Partial City & Ocean Views**  
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: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Torch-On**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 31, BLOCK 33, PLAN VAP8884, DISTRICT LOT CE, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, Pool; Outdoor, Storage**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Swimming Pool Equip., Wet Bar, Wine Cooler**

Finished Floor (Main):	2,939	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,269	Main	Family Room	20'0 x 22'6	Above	Bedroom	13'0 x 11'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'8 x 17'9	Above	Bedroom	16'5 x 14'1	Main	2
Finished Floor (Below):	2,582	Main	Kitchen	17'6 x 20'5	Above	Walk-In Closet	4'8 x 6'0	Main	3
Finished Floor (Basement):	0	Main	Wok Kitchen	15'1 x 7'8	Above	Laundry	14'6 x 5'7	Above	4
Finished Floor (Total):	7,790sq. ft.	Main	Dining Room	17'0 x 14'7	Below	Media Room	18'8 x 21'11	Above	3
Unfinished Floor:	0	Main	Eating Area	12'10 x 11'9	Below	Recreation Room	19'10 x 19'10	Above	3
Grand Total:	7,790sq. ft.	Main	Foyer	13'7 x 12'0	Below	Games Room	17'9 x 14'1	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'6 x 12'2	Below	Gym	19'9 x 14'4		
Suite:		Main	Walk-In Closet	15'3 x 14'4	Below	Bar Room	14'4 x 8'8		
Basement:Fully Finished		Main	Walk-In Closet	7'0 x 4'11	Below	Wine Room	7'3 x 8'3		
		Above	Primary Bedroom	17'6 x 25'3	Below	Utility	12'2 x 10'3		
		Above	Walk-In Closet	14'6 x 10'10	Below	Utility	14'11 x 13'9		
		Above	Bedroom	11'10 x 11'8	Below	Storage	7'11 x 5'0		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 26	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**The Partners Real Estate**

**PERCHED UP on one of the nicest streets in the British Properties, this STUNNING CONTEMPORARY ESTATE leaves me SPEECHLESS. With car area in the front for 8 cars and 2 separate double garages, 1065 Groveland is 4 years old but feels like brand new! The main floor alone is almost 3000 square feet and the quality itself is felt as you enter the front door! AMAZING KITCHEN open concept as well as separate dining room and second kitchen makes this an ENTERTAINERS DREAM. Indoor and outdoor living that leads to the front deck with incredible INFINITY EDGE POOL. On OVER A 1/2 ACRE of private/flat land 8,800 sq.ft. of house (including both garages), 7,790 sq.ft. without garages, 6 luxurious bedrooms, 8 baths, huge media room and CITY VIEW POOL with SOUTHERN SUN EXPOSURE.**



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**Active**  
**R2950461**  
Board: V  
House/Single Family

**4382 ROSS CRESCENT**

West Vancouver  
Cypress  
V7W 1B2

Residential Detached

**\$8,990,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$9,999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2006</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>8</b>	Age: <b>19</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>5</b>	Zoning: <b>RS-4</b>
Depth / Size: <b>213.5</b>	Half Baths: <b>3</b>	Gross Taxes: <b>\$66,353.63</b>
Lot Area (sq.ft.): <b>11,227.00</b>	Rear Yard Exp: <b>Southwest</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.26</b>	P.I.D.: <b>030-470-544</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: water</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **LOT 8, BLOCK 2, PLAN EPP78998, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features:

Finished Floor (Main):	1,834	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,290	Main	Kitchen	14'9" x 13'6"	Above	Bedroom	12' x 11'7"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Pantry	7' x 6'8"	Above	Playroom	36' x 12'2"	Main 2
Finished Floor (Below):	0	Main	Living Room	18'8" x 18'3"	Below	Media Room	20'9" x 18'11"	Main 2
Finished Floor (Basement):	1,832	Main	Dining Room	19'4" x 11'5"	Below	Gym	28'7" x 17'11"	Above 5
Finished Floor (Total):	5,956sq. ft.	Main	Library	16'6" x 14'9"	Below	Wine Room	18'3" x 6'10"	Above 4
Unfinished Floor:	0	Main	Foyer	22'7" x 12'2"	Below	Bedroom	12' x 11'4"	Above 3
Grand Total:	5,956sq. ft.	Main	Office	11'6" x 10'2"	Below	Laundry	12'11" x 6'5"	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	11'10" x 6'11"	Below	Utility	9'6" x 7'10"	Below 4
Suite:		Main	Workshop	17'9" x 11'11"	Below	Storage	20' x 19'8"	Below 2
Basement: <b>Full</b>		Above	Primary Bedroom	19' x 14'7"			x	
		Above	Walk-In Closet	12'10" x 6'9"			x	
		Above	Bedroom	12' x 11'8"			x	
		Above	Bedroom	11'3" x 10'6"			x	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>22</b>	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Spectacular waterfront estate with beach access on STEARMAN BEACH in Lower Caulfield neighborhood. Enjoy sunsets and terrific water views from this quality crafted home built in 2006. Open design with high ceilings, oak floors, limestone, walls of glass, custom millwork, Eclipse windows and doors, and lots of natural light. The gourmet kitchen has top of the line Miele appliances & marble topped island. 5956 square feet of luxury includes 5 bedrooms and 8 bathrooms. Basement has wine cellar, gym, media room, guest bedrm and storage. Take advantage of the ocean views from the impressive outdoor space which includes private terraces, heated swimming pool, beach front seating, covered patios and fire pit. Close to Lighthouse Park and Caulfield Village. All offers are subject to court approval**