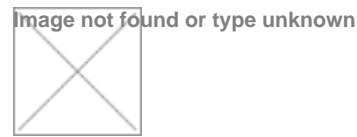**Behroyan & Associates Real Estate Services Ltd.**

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1495 Clyde Avenue

West Vancouver, BC

V7T 1E9

3023 Mathers Avenue, West Vancouver, BC, V7V 2K3, Canada

MLS®# R2193275

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Property Value	$7,298,000
Type	House
Style	2 Storey with Basement
Parking	8 Cars; 2 Covered
Year Built	2014
Taxes	$13,440.34 (2017)
Living Area	5,594 sq.ft.
Lot Size Area	14,000 sq.ft.
Bedrooms	7
Bathrooms	5 full & 1 half
School District	Primary: K - 3 West Bay Elementary; Elementary: 4

Description

This sensational custom-made masterpiece is in the sought-after Altamont neighbourhood of West Vancouver. Experience stunning contemporary design and sophistication throughout every inch of this incredibly luxurious home.

Nestled on a 14,000 square foot lot, this beautiful family home is 5,594 sq ft with 7 bedrooms & 6 bathrooms. Expansive windows allow for plenty of natural light to expose the beauty of West Vancouver. No detail is overlooked and every feature in this home has been carefully thought out to make the most of the luxurious space.

The lavish interior displays superb materials and workmanship. The upper level features bedrooms with private balconies, soaring ceilings, gorgeous walk in closets and ensuite with Juliet sinks and jetted soaker tub. The main level features access to two sensational decks, a private library, and a deluxe chef's kitchen with a walk-in pantry.

The lower floor features a beautiful secondary suite with a 3-piece bathroom, 2 bedrooms, and a large patio; an office with separate entrance; separate washer and dryer; and a nanny suite with a kitchenette. This high-tech exclusive smart home, connected through a central network, is comprised of a smart lighting system, sound and video system, electronic Lutron blinds, and a top of the line security system including interior and exterior cameras.

Additional luxurious features include engineered hardwood flooring, inline vacuum, heated floors, 2-sided fireplace, back up generator, and more. This home is wired, piped & built for any future needs such as potential for elevator. Do not miss this opportunity to live in one of Altamont's most elegant properties with the cities best parks, shops, restaurants and schools at your doorstep.