

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

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**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

939 Fairmile Road, West Vancouver , BC, V7S 1R4, Canada

MLS®# R2263422



Property Value	\$13,338,000
Type	House
Style	3 Storey
Basement	Finished
Parking	6 Car Garage
Year Built	1999
Taxes	\$27,815.72 (2017)
Living Area	10,426 sq.ft.
Lot Frontage	100 ft
Lot Depth	291.17 ft
Lot Size Area	30,928 sq.ft.
Bedrooms	7
Bathrooms	10 full
School District	Chartwell Elementary and Sentinel Secondary

Description

This exquisite 7 bedroom, 10 bathroom home boasts over 10,000sqft of living space on a 30,928sqft lot with beautiful city and water views, round about driveway and a stunning grand fountain with a fenced yard. It includes a built-in vacuum, air conditioning and HRV systems throughout.

Main level features a grand foyer entrance, soaring ceilings with a breathtaking skylight, stunning helical staircases, an office, and a formal dining area. Additionally, this floor includes a cozy eating nook perfect for early mornings, a large kitchen with an island breakfast bar, wok kitchen, family room with a fireplace and a two piece bathroom. Beautiful French doors are used throughout this level, for entrances from the front and side of the balcony, to the indoor pool and hot tub. The indoor pool and hot tub feature stunning skylights that allow for the feel of an outdoor pool with indoor benefits, a three piece bathroom and steam room. Backyard boasts an exquisite waterfall feature wall.

Upper level includes four bedrooms, each with their own ensuite and walk-in closets. The master bedroom comes with a warm and inviting fireplace, oversized walk-in closet, French doors to a private balcony and a six piece ensuite including a large standalone soaker tub, glass shower with body jets, and Juliet sinks.

Lower level consists of three bedrooms, each with their own walk-in closets and ensuites, storage, and a theatre room great for family entertainment. Furthermore, this level also includes a dual office, laundry room, utility room, and a six car garage.

