

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

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

605 Ballantree Road, West Vancouver, BC, V7S 1W4, Canada

MLS®# R2311338



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Property Value	\$6,878,000
Type	2 storey house
Parking	2 Car Garage; 4 Total
Year Built	2018
Taxes	5748.74 (2017)
Living Area	5,232 sq.ft.
Lot Frontage	85 ft
Lot Depth	135 ft
Lot Size Area	12,120 sq.ft.
Bedrooms	4
Bathrooms	5 full & 1 half
School District	K-7 Chartwell Elementary, 8-12 Sentinel Secondary

Description

Luxury at its finest. Another unique custom home built by Terra Blanka Developments. Enjoy sweeping and breathtaking views of Lionsgate Bridge, Pacific Ocean, Downtown Vancouver and mountains from the entertainment sized balcony with exquisite Italian porcelain tiles, perfect for hosting gatherings. Walk into this open concept home featuring an office, large living room with oversized aluminum sliding doors opening to the balcony giving you that coveted indoor/outdoor life, custom Italian marble gas fireplace, formal dining area and custom state of the art German gourmet kitchen by Bulthaup that includes a large island with breakfast bar, all Miele appliances with built-in paneled fridge and dishwasher, wine fridge and a fully equipped spice kitchen with professional Wolf gas range and a wide fridge/freezer. This home is fully equipped with smart home technologies, built-in speaker system, central vacuum, air conditioning, radiant floor heating, security system, motorized blinds on the upper floor, LED lighting throughout and Nest control system. Take the stairs that have convenient stairway lights or simply take the elevator to the lower floor which boasts a wet bar with a full-size fridge, recreation room with doors leading to a spectacular deck that will make you want to spend every moment outside either swimming in the wrap around pool (with access directly from inside the house) or a dip in the connected hot tub and for those chilly nights, cuddle around the circular firepit. And yes, you can enjoy the beautiful view from the lower deck too. Gated lawn deck below perfect for summer nights. The master bedroom features a large walk-in closet and a 5 piece ensuite with a rain shower and body jets, his and her sinks, a standalone soaker tub and a closed-door toilet. Additionally, the lower floor features another 3 bedrooms with full ensuites, walk-in closets and private access to the deck. Additional features include an all-purpose media room, 14-foot ceilings and a heated driveway.



