

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

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

3325 Craigend Road, West Vancouver, BC, V7V 3G1, Canada

MLS®# R2320824



Property Value	\$7,688,000
Type	House
Basement	Fully Finished
Parking	2 Car Garage
Year Built	2017
Taxes	\$13,178.32 (2018)
Living Area	6,405 sq.ft.
Lot Frontage	85 ft
Lot Depth	150 ft
Lot Size Area	11,992 sq.ft.
Bedrooms	5
Bathrooms	8 full & 1 half

Description

Luxury developers Hillside Developments greatest masterpiece with PANORAMIC views of the City and Water! Step into this newly built 5 bedroom, 8 bathroom contemporary home with a grand entrance that has soaring 14 feet ceilings that will take your breath away. No detail has been over looked in this one of a kind lavish home featuring hand carved castle stone front exterior, Carrera Marble and engineered hardwood flooring, Control 4 smart home automation, Nest climate control, state of the art security system, built-in surround sound with 8 zones, hide-a-hose vacuum, radiant heat, HRV and wifi amplifier on main and upper floor to ensure smooth connectivity on all 3 floors.

Main floor boasts an office with custom file ready cabinetry, a powder room and a mudroom leading in from the 2 car garage. Gourmet kitchen that is every chiefs dream featuring high-end appliance (Wolf and Sub Zero) custom cabinetry with German made spice rack and built-in hardware with bloom hinges, large marble breakfast bar with additional storage, a spice kitchen so large it will amaze you not only does it include a gas range, fridge and dishwasher but a urban cultivator to grow your own herbs with all marble floors and walls. Enjoy time with loved ones in the family room with custom entertainment cabinetry that has display lights above and below it, formal dining room and a living room with gas fireplace with Zebra marble accent and Phillip Jeffery Wall Paper. Love to entertain? Entertain your guests on the 1600 sqft covered deck that includes an outdoor kitchen, fire pit, outdoor heaters, surround sound, Smart TV, infinity edge pool and hot tub with motorized cover and 2 fire bowls situated on marble stands.

Upper floor boasts 4 bedrooms all with their own ensuites, large laundry room with tiled floors and walls and a spacious master bedroom over looking the breathtaking views of Vancouver with its own balcony, Phillip Jeffery wall paper, walk-in closet and a spa like ensuite with a steam shower featuring his and hers rain shower heads, double person jetted soaker tub, Juliet sinks, vanity and a separate room with a Japanese toilet.

Don't feel like spending time outdoors? Why not enjoy a perfect night in! The lower level boasts your very own recreation room with hand painted walls, wet bar and microwave, climate control contemporary wine cellar, fully equipped theatre featuring faux snake skin walls, a gym with its own TV and French doors lending to the front covered patio (can be used as a bedroom if needed), a bedroom with its own ensuite with soaring ceilings, storage and utility room.

