

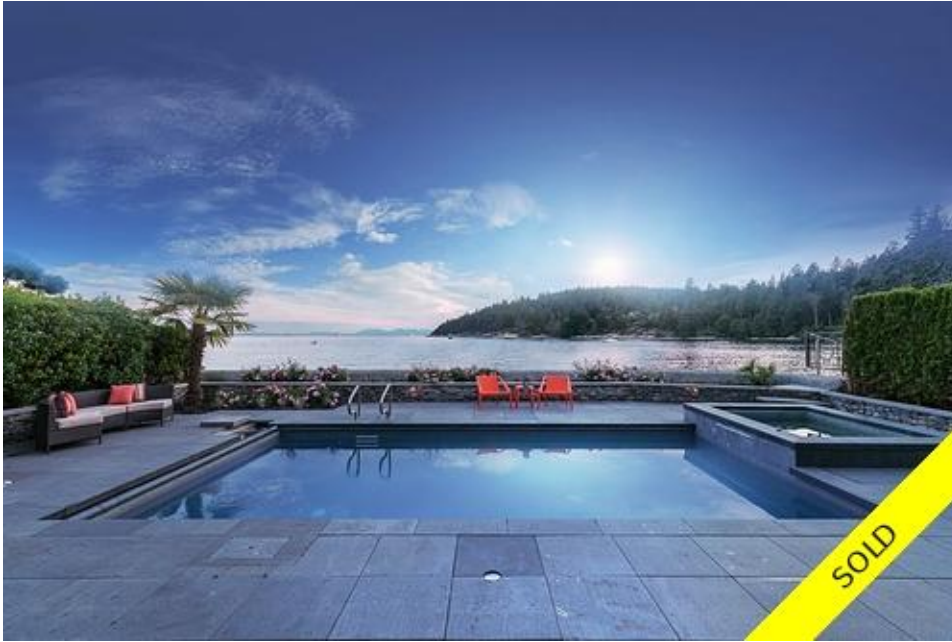
**Behroyan & Associates Real Estate
Services Ltd.**

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

4458 Ross Crescent, West Vancouver, BC, V7W 1B2, Canada

MLS®# R2428792



Property Value	\$8,880,000
Type	House
Basement	Full
Parking	5+ cars
Year Built	2018
Taxes	\$35,921.79(2019)
Living Area	4,046 sq.ft.
Lot Frontage	50 ft
Lot Depth	144 ft
Lot Size Area	7,470 sq.ft.
Bedrooms	4
Bathrooms	3 full & 3 half
School District	West Vancouver

Description

Luxurious 4 bedroom, 6 bathroom waterfront property with breathtaking views of the ocean located in the prestigious neighbourhood of Cypress with a focus on indoor/outdoor living. Enjoy an expansive patio area on the main level featuring fold away glass doors that lead to an outdoor infinity pool and jetted hot tub overlooking the sensational water views, making this the ideal home for entertainment. This home offers a stunning gourmet kitchen with top of the line appliances and a large island perfect for those early mornings. Upper level features a spacious master with an intimate fireplace, 5pc spa-like ensuite and a sizeable waterfront deck. Step into the lowest level for a movie night in the media room, gym or spa room featuring a steam/sauna. Age taken from new occupancy permit.

