

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

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

**1950 Orchard Way, West Vancouver, BC, V7V 4G3, Canada**

**MLS®# R2435266**



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<b>Property Value</b>	\$8,588,000
<b>Type</b>	House
<b>Basement</b>	Fully Finished
<b>Parking</b>	4 cars
<b>Year Built</b>	2019
<b>Taxes</b>	\$27517.83 (2019)
<b>Living Area</b>	7,099 sq.ft.
<b>Lot Frontage</b>	86 ft
<b>Lot Depth</b>	145 ft
<b>Lot Size Area</b>	11,750 sq.ft.
<b>Bedrooms</b>	6
<b>Bathrooms</b>	7 full & 1 half

### Description

Amazing ocean, Lions Gate bridge, city, Point Grey, and UBC views from all 3 levels of this magnificent transitional style luxury mansion! Main floor boasts grand gourmet kitchen, large granite island with breakfast bar, den/office, dining, laundry room, double garage. Miele appliances, wok/spice kitchen, marble counters, marble/hardwood floors, 2 gas fireplaces, huge patios/decks, outdoor infinity pool and jacuzzi. Radiant heat, air conditioner, HRV, built-in-vacuum. Upper level boasts master walk-in closet, ensuite soaker tub, with shower, 2 sinks, huge patio with views! Total 6 bedrooms, 8 bathrooms and den, over 7,000sqft and almost 2,000sqft of outdoor living. First level features huge recreation/games room, media/theatre, gym/dance/yoga room and sauna, wine rm, wet bar, outdoor infinity pool and backyard. Close to Mulgrave, Collingwood schools.



