

JASON SOPROVICH

EXCELLENCE IN THE LUXURY HOME MARKET



GORGEOUS REMODELED SEMI-WATERFRONT RESIDENCE
WITH SEPARATE GUEST STUDIO
5809 MARINE DRIVE, WEST VANCOUVER



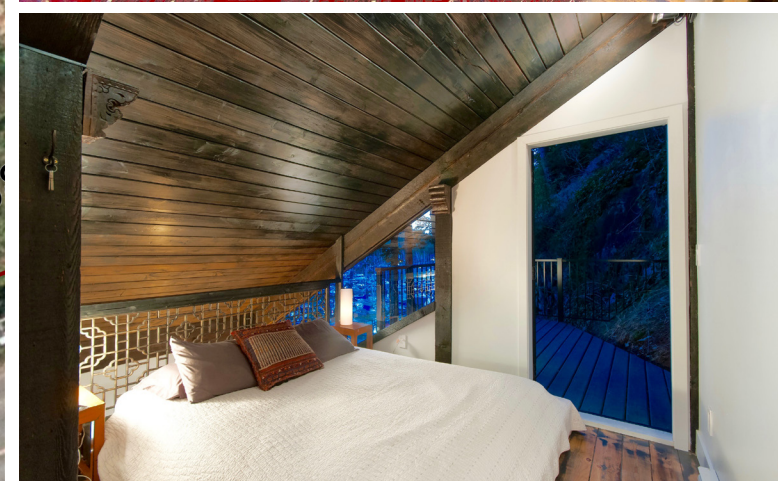
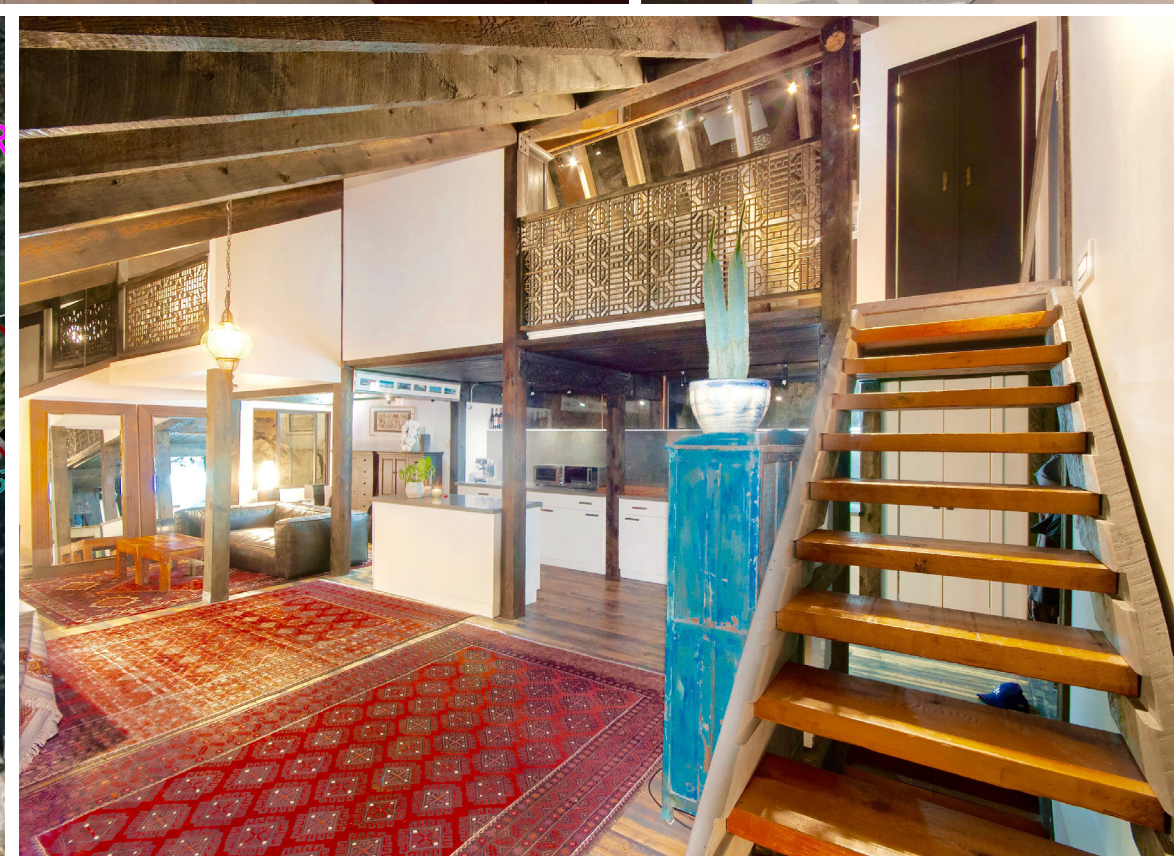
GORGEOUS REMODELED SEMI-WATERFRONT RESIDENCE WITH SEPARATE GUEST SUITE

A gorgeous remodeled semi-waterfront residence constructed of cedar and glass with a separate guest studio! Originally designed by Michael Kemble in 1973 for renowned potter Tam Irving and situated on a private 30,012 sq.ft. rock bluff setting overlooking Thunderbird Marina and WV Yacht Club.

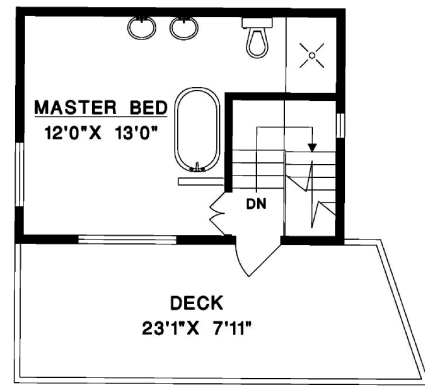
This beautifully remodeled West Coast Contemporary residence offers the ultimate in privacy and sunfilled exposure! The main 'cottage' residence has been exquisitely reappointed with superb craftsmanship and offers a bright open floorplan with vaulted ceilings, skylights, new lighting throughout, clinical white walls for art collectors, stunning 'white oak' hardwood, large picture windows, spacious living and dining areas with signature fireplace, a spectacular new contemporary kitchen with centre island, breakfast bar and top-of-the-line appliances, guest bedroom, den and a fabulous master with new spa-like ensuite all opening out to wrap-around sun decks overlooking the breathtaking views.

The main residence sits adjacent to a magical, yet simple, barn-like 3-storey studio with walls of windows and skylights nestled into the cliffside amongst towering Arbutus trees. Also remodeled, the studio provides a main floor of living space comprised of new galley kitchen, living and dining areas, rich 'reclaimed' hardwood flooring and beam construction, accentuated ceilings with curtain wall skylights. The upper level features an open master bedroom with contemporary ensuite, intimate sun patio and skylight window wall overlooking the magnificent rock outcropping. The lower level offers a full artist's retreat with workshop all opening out to intimate gardens.

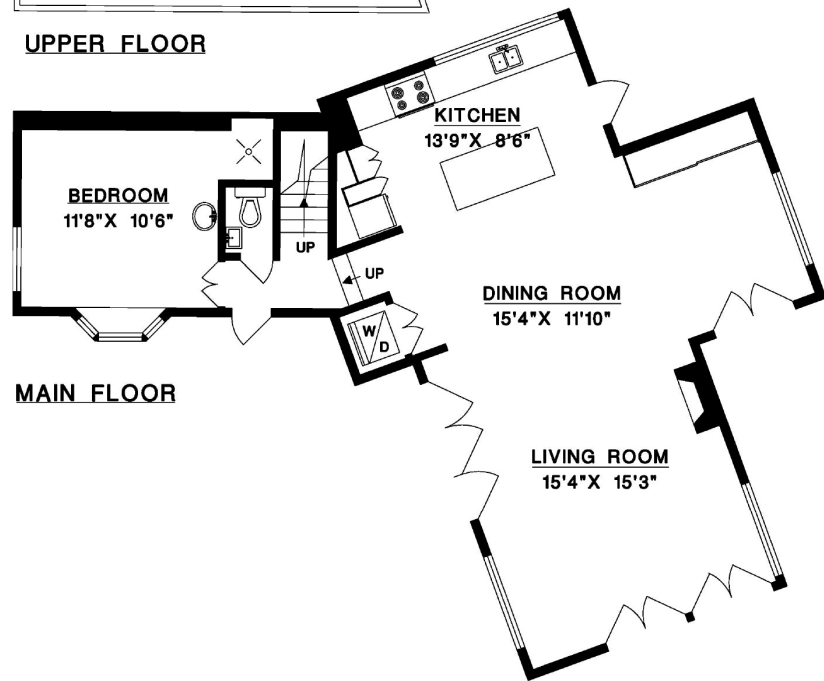
Additionally, the property features open street level parking, new stairs up to the residences, commercial power and is only a moment's drive to Caulfeild Village and Horseshoe Bay.



**5809 MARINE DRIVE
WEST VANCOUVER**

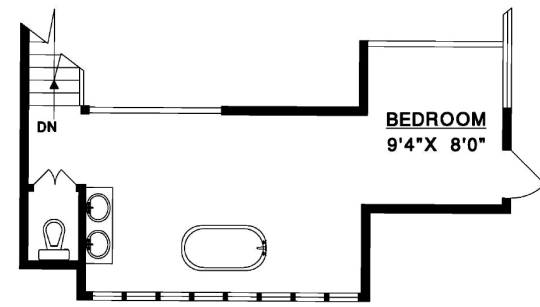


UPPER FLOOR

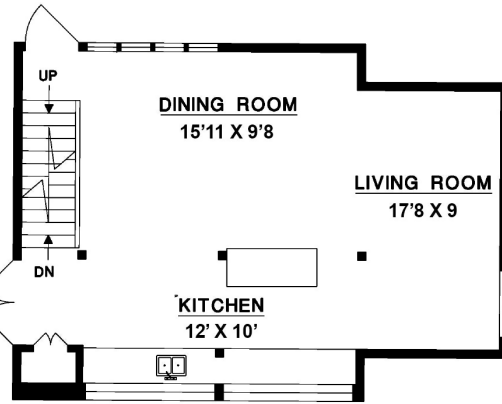


MAIN FLOOR

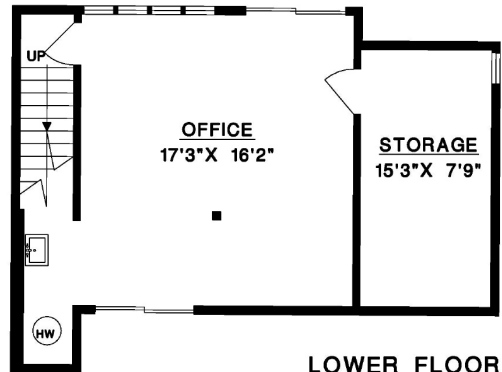
MAIN FLOOR	956 SQ.FT.
UPPER FLOOR	273 SQ.FT.
TOTAL	1,229 SQ.FT.
DECK	192 SQ.FT.



UPPER FLOOR



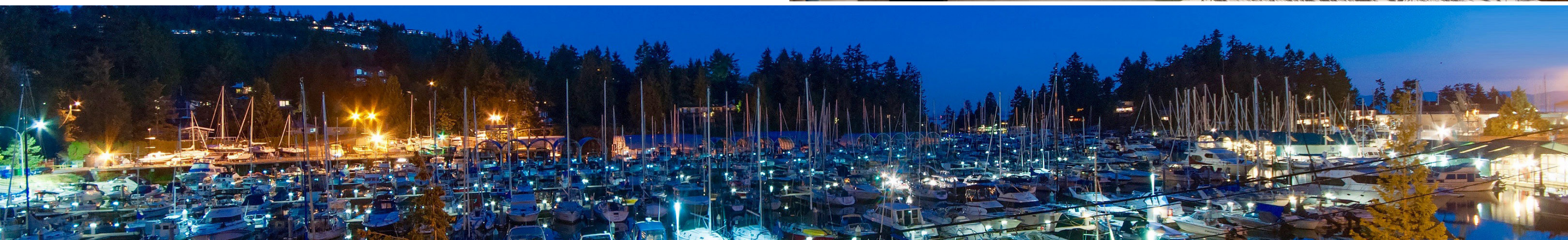
MAIN FLOOR



LOWER FLOOR

MAIN FLOOR	580 SQ.FT.
UPPER FLOOR	320 SQ.FT.
LOWER FLOOR	526 SQ.FT.
TOTAL	1,426 SQ.FT.

ALL MEASUREMENTS ARE APPROXIMATE AND NOT GUARANTEED. MEASUREMENTS SHOULD BE VERIFIED BY BUYER PRIOR TO PURCHASE IF DEEMED IMPORTANT.





JASON SOPROVICH

EXCELLENCE IN THE LUXURY HOME MARKET

604.817.8812

soprovich.com

ROYAL LEPAGE | **Sussex**

Jason Soprovich

Independently Owned and Operated. This communication is not intended to cause or induce breach of an existing agency agreement.