

JASON SOPROVICH

EXCELLENCE IN THE LUXURY HOME MARKET



NEW CUSTOM CONTEMPORARY WITH
SPECTACULAR OCEAN & CITY VIEWS!

3324 WESTMOUNT ROAD, WEST VANCOUVER



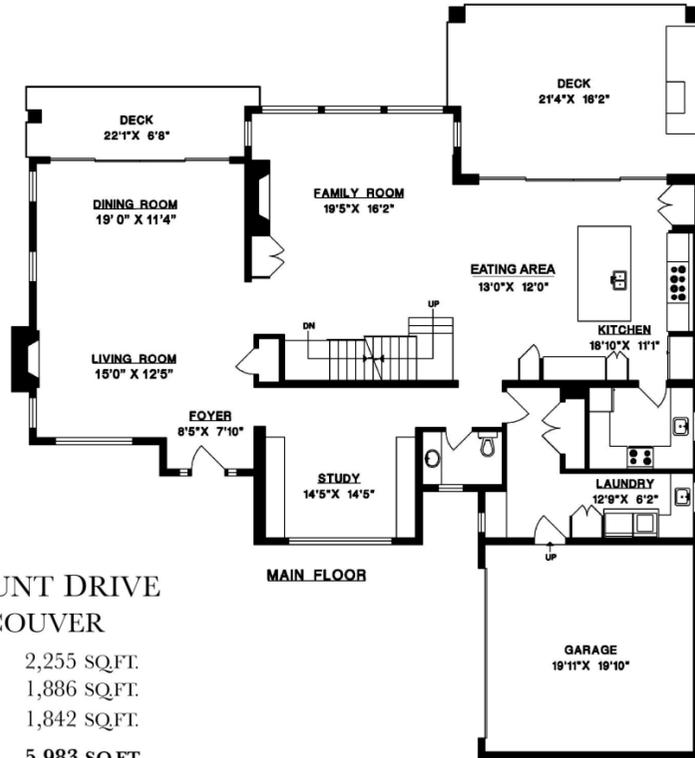
NEW CUSTOM CONTEMPORARY WITH SPECTACULAR OCEAN & CITY VIEWS!

A spectacular new custom contemporary residence situated on a sunfilled property offering breathtaking city, ocean & coastline views! Situated in the heart of West Bay, this luxurious residence has had no expense spared and features approximately 6,000 sq. ft. of living on 3 spacious levels including a gorgeous master suite with separate sitting area and fireplace, new spa-like ensuite and elegant wardrobe area, 4 additional ensuited bedrooms, 6 fresh bathrooms accented with Bianco Carrera marble, a meandering paving stone driveway leading to a large motorcourt with oversized 2-car garage, beautiful custom built-ins and millwork throughout, wide-plank white oak hardwood and Blanco Venatino marble flooring, radiant in-floor heating throughout, state-of-the-art LED Lutron ambient lighting system, magnificent moldings and baseboard detail, a double-height foyer, open living and dining areas with high ceilings, signature fireplace and large picture windows.

Additionally, the home features Control 4 Smart Home Automation, air-conditioning, a private office, a new contemporary kitchen with dry pantry and separate wok kitchen, Sub-zero, Miele and Wolf appliances, stunning cabinets and large centre island with quartz countertops and marble backsplash, breakfast bar for entertaining, an adjacent eating area and family room with built-in media centre and traditional fireplace and a brilliant mudroom with an adjacent laundry room. All rooms open out to private, lush grounds and heated outdoor veranda designed for the ultimate in entertaining with BBQ centre and covered outdoor lounge overlooking a family's paradise, complete with sparkling heated pool and bubbling hot tub.

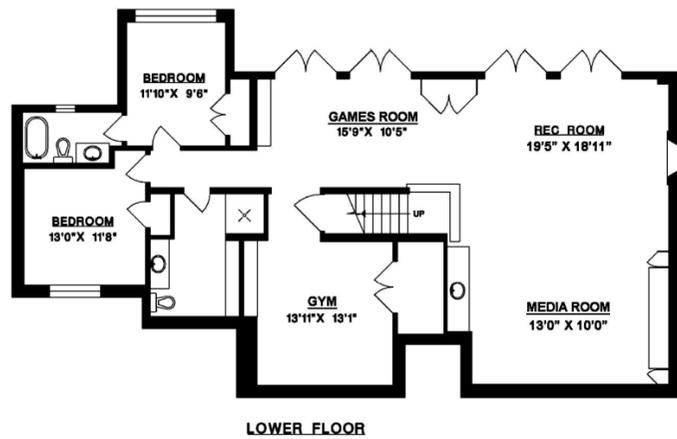
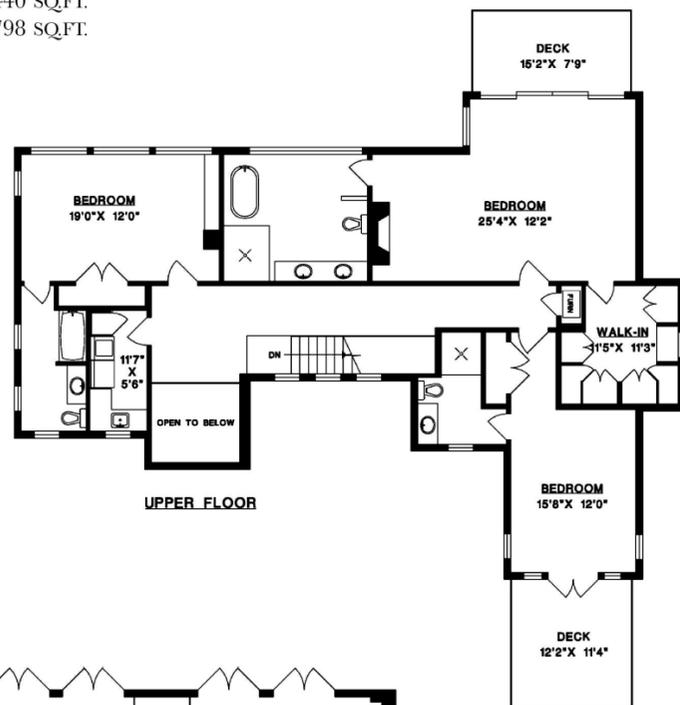
The lower level offers a fabulous home theatre, games and recreation areas, home gym with adjacent pool-spa and separate ensuited nanny's quarters with 2 bedrooms. Beautifully appointed, this stunning residence boasts grandeur combined with elegance to offer the perfect entertainment lifestyle and casual ambience for any growing family. Only minutes to Dundarave Village and beach, this World Class residence is the finest in West Vancouver's most sought after West Bay catchment neighbourhood! 2/5/10 New Home Warranty exists!



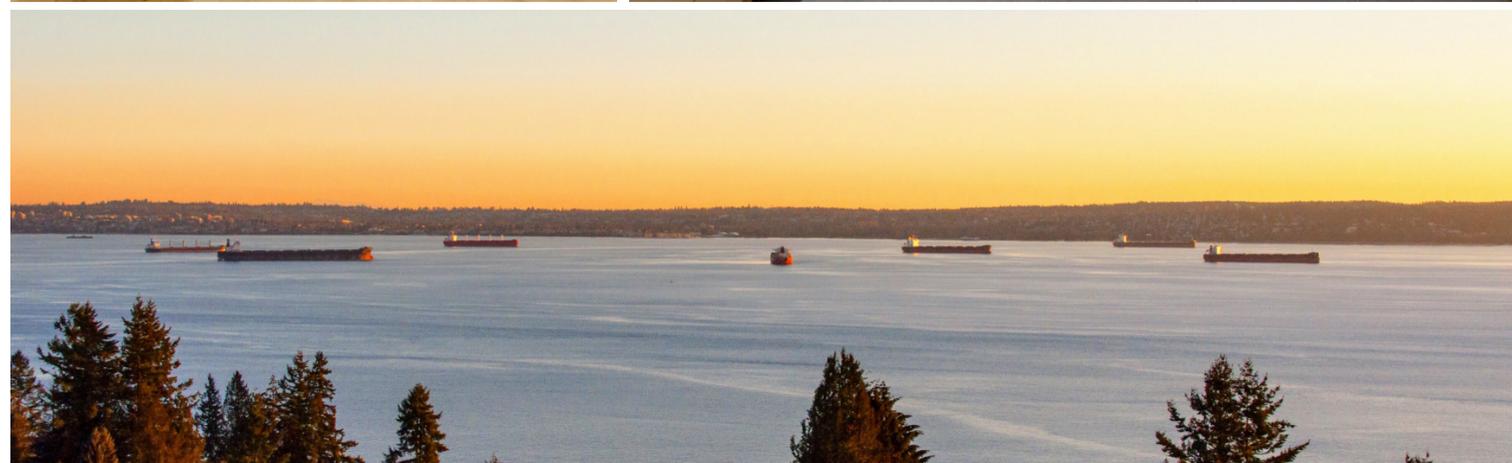


3324 WESTMOUNT DRIVE
WEST VANCOUVER

MAIN FLOOR	2,255 SQ.FT.
UPPER FLOOR	1,886 SQ.FT.
LOWER FLOOR	1,842 SQ.FT.
TOTAL	5,983 SQ.FT.
GARAGE	440 SQ.FT.
DECKS	798 SQ.FT.



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





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604.817.8812
soprovich.com

ROYAL LEPAGE | **Sussex**

Jason Soprovich