

JASON SOPROVICH

SHIRLEY CLARKE



A SPECTACULAR WHYTECLIFF WATERFRONT ESTATE
7250 ARBUTUS PLACE, WEST VANCOUVER



西温 Whytecliff 半岛无敌海景尊贵府邸

无与伦比的世界级海滨别墅，坐拥26,586平方英尺大地，尽享180度美妙海景及山景。别墅的设计为经典西海岸风格，紧邻Whytecliff公园，周边风景怡人，环境清幽。独享350英尺长私人海岸线，视野广阔，海上日落景色异常壮观。别墅绝对私密，除了朝海一面外，其余均被繁茂的树丛围绕，而私人海滩更是让您足不出户即可亲近大海，如同置身于度假胜地。与此同时，该别墅交通十分便利，走路数分钟即可到达Caulfeild购物中心，马蹄湾，Gleneagles社区中心以及各类学校。别墅采用原始松木框架，品质优良，保养极佳，无敌的海滨美景更是令人神往，是您自住，投资的不二选择，更是您建造心目中梦想家园的风水宝地。值得一提的是，该别墅所在的土地还有分割的潜力。请即致电Jason 或 Shirley了解更多详情。私人物业，只提供预约看房，未经允许请勿进入。

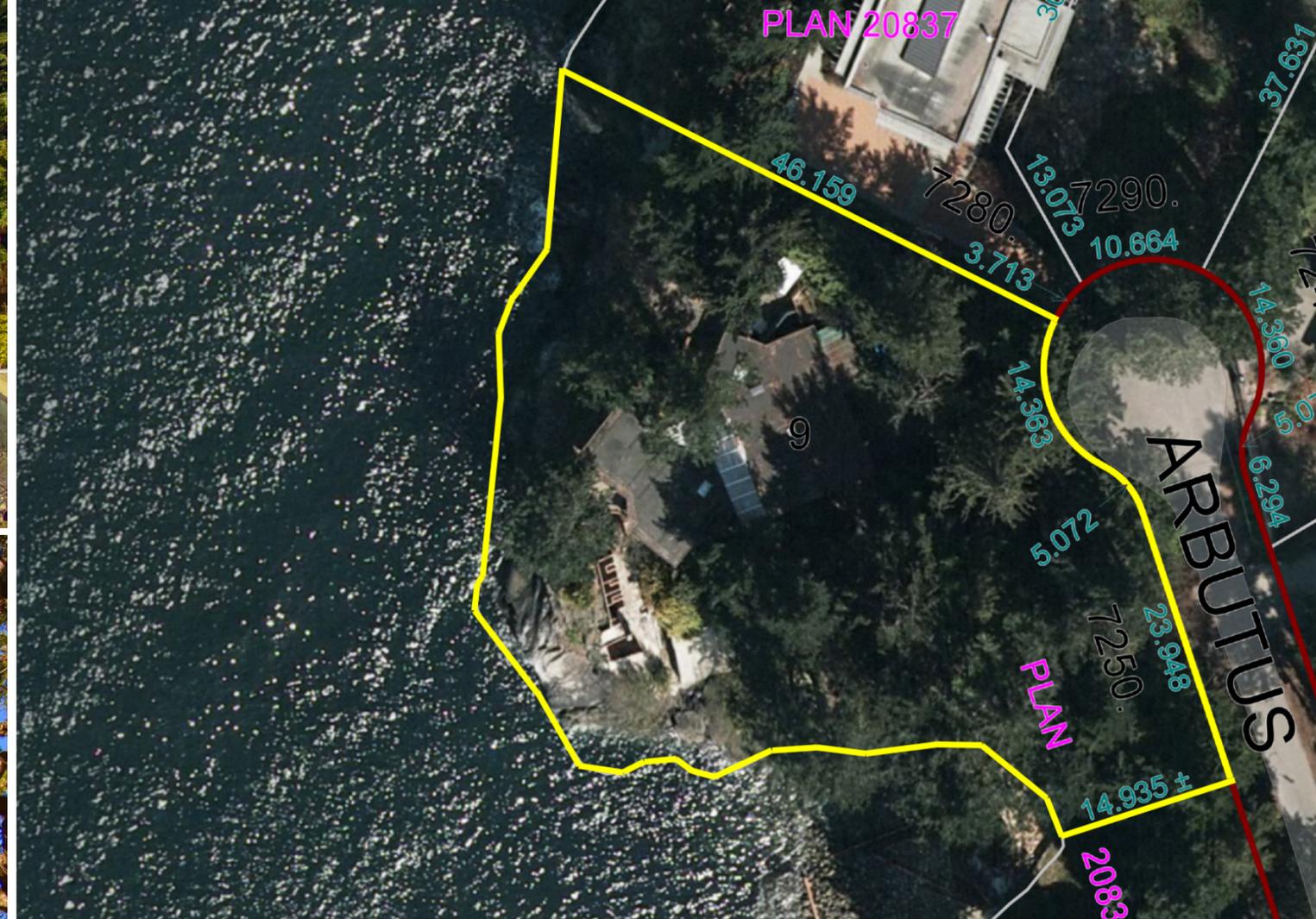
A SPECTACULAR WHYTECLIFF WATERFRONT ESTATE

A 'World Class' 0.61 Acre Waterfront Estate offering spectacular 180 degree ocean, mountain and coastline views. This property provides a unique opportunity, featuring a dramatic "West Coast" setting adjacent to Whytecliff Park.

This breathtaking point offers 350 ft. of natural shoreline with incredible sunset exposure, complete privacy, level gated entry, rock outcroppings and a private beach with access to the water's edge. Only minutes to Caulfeild Village, Horseshoe Bay, Gleneagles Recreation Center and schools, this gorgeous Estate offers total serenity and is peppered with towering Douglas-fir and cedars! The existing residence is an original yellow cedar Post and Beam in immaculate condition, offering comfortable living spaces all opening-out to stunning ocean views. A perfect rental for the time being!

This is an exciting opportunity to acquire a premier building site set on an oceanfront property and develop your own luxurious legacy residence, or hold as an investment. Potentially sub-dividable! Please call Jason or Shirley for a detailed package and private viewing. STRICTLY BY APPOINTMENT ONLY - DO NOT WALK PROPERTY!

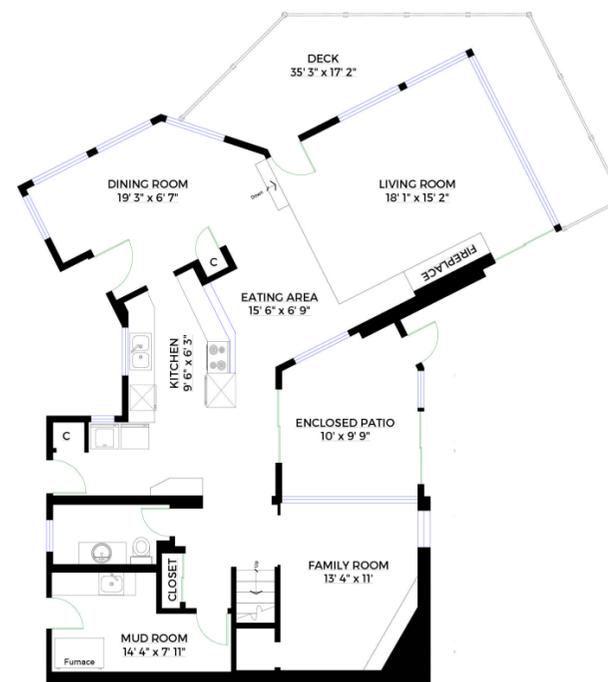




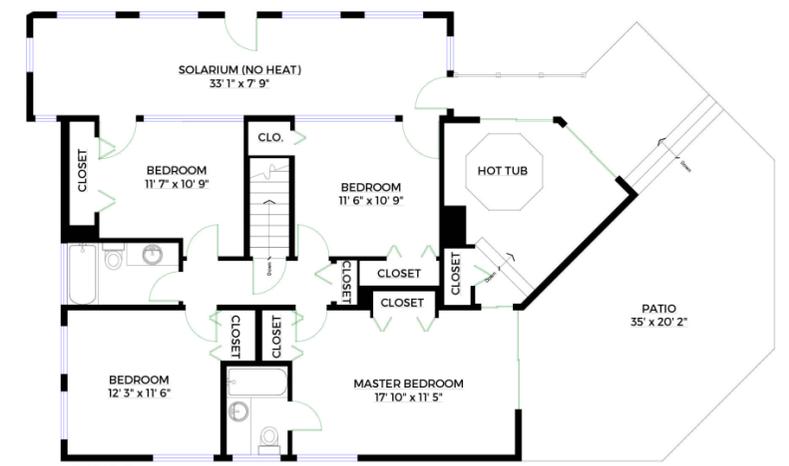
**7250 Arbutus Place,
West Vancouver, B.C.**

Totals**

Main Level:	1,279 sq. ft.	Enclosed Patio:	138 sq. ft.
Upper Level:	925 sq. ft.	Patio:	511 sq. ft.
Total (FIN.):	2,204 sq. ft.	Deck:	236 sq. ft.
Solarium:	283 sq. ft.	Total:	885 sq. ft.
Spa:	169 sq. ft.		
Grand Total:	2,656 sq. ft.		



MAIN LEVEL
Floor Area: 1,279 Sq. Ft.



UPPER LEVEL
Floor Area: 925 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



SHIRLEY CLARKE

WEST VANCOUVER'S FINEST REAL ESTATE

1-604-258-8808

