



A Rare Waterfront Masterpiece.

306-1355 Bellevue Avenue, West Vancouver



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BEDROOMS 2 | **BATHROOMS** 2.5 | **SQ. FT. INTERIOR** 2,952 | **SQ. FT. EXTERIOR** 1,009 | **LEVELS** 1
YEAR BUILT 2018 | **NEIGHBOURHOOD** Ambleside | **PARKING** 2 car private garage | **STORAGE** Storage room inside garage
OUTDOOR Large southwest facing patio

Opportunities such as this are rare.

Nestled between Ocean and Mountains in West Vancouver, Grosvenor Ambleside is the city's most sought after building. With just 57 homes, it is truly a unique collection of luxurious spaces and West Coast modernism at its best. This grand, 2,952 square foot home sits atop the ocean side of the building, with spanning views to the water, UBC, and West to the islands. Designed for seamless indoor-outdoor living, this home is an expression of contemporary design and beachfront lifestyle. Intelligent living spaces allow the most discerning residents to make use of the house-like floor plan, and expansive 1,000 square foot outdoor terrace for entertaining and indoor-outdoor living. Finished with wide plank Ipe hardwood and stone, gas, water and power connections to create a personalized outdoor oasis. Timeless, quality interiors include Snaidero kitchen cabinetry, professional grade appliances by Wolf, sub-zero and Miele, wide plank oak engineered hardwood floors, and Dornbracht and Philippe Starck for Duravit plumbing fixtures throughout.

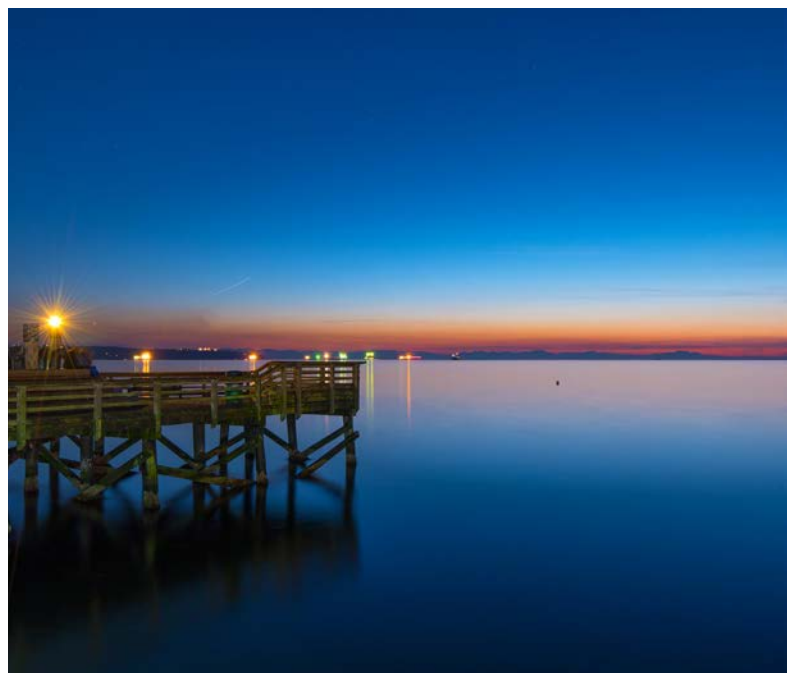
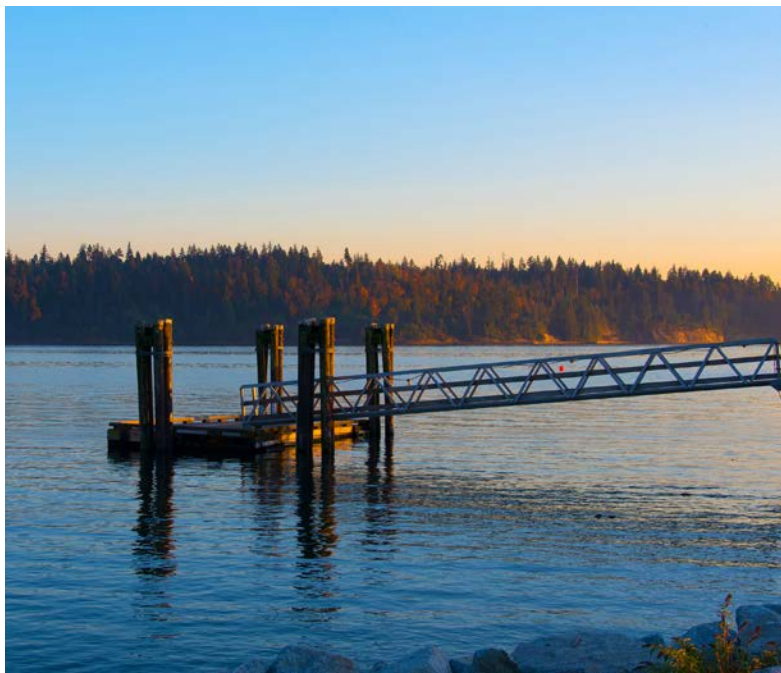
Thoughtfully planned Milson Technologies upgrades in the home create an elevated experience in daily living. Grosvenor Ambleside has been designed to make life richer in every way. Enjoy a sophisticated lobby entry with 24 hour concierge, private residents' lounge, well equipped fitness centre and tranquil yoga space. All designed for optimal enjoyment and wellness. A two car private enclosed garage with storage room ensures a safe and secure place for your automotive treasures. Surrounded by the sea, mountains and village, Ambleside provides easy access to the best of Vancouver. Step outside to enjoy the sea wall, beach, cafes and grocery or drive just five minutes to Park Royal and fifteen minutes to downtown Vancouver. Grosvenor Ambleside is an address unlike any other, with all of the amenities that West Vancouver has to offer.





Customized Design

- Distinctly West Coast modern, offering an elegant framework of concrete and steel, glass, natural stone and timber accents. Architecture by Order of Canada winner James Cheng.
- Sophisticated and individually designed homes by award winning interior designer Mitchell Freedland
- Generous and functional interior spaces complimented by an expansive 1,000 square foot terrace for true indoor-outdoor living. Ipe hardwood and stone patio, with water, gas and power connections
- Open concept kitchen/ living with an abundance of natural light
- Extra large master bedroom and guest room, both with ensuite bathroom and walk in closets
- Large Den space with custom built in mill work, functional for office, media room and more
- Wide-plank engineered hardwood flooring throughout
- Sleek automated roller shades on all windows
- Upgraded black-out roller shades in bedrooms
- NuHeat™ under-floor heating in master bath
- Smooth-finish, 9' ceilings throughout
- Custom Snaidero closet organizers in master bedroom closet
- Designed to achieve LEED Gold environmental standards to provide a healthy lifestyle; Low-VOC materials, LED lighting and water efficient fixtures



Gourmet Kitchens

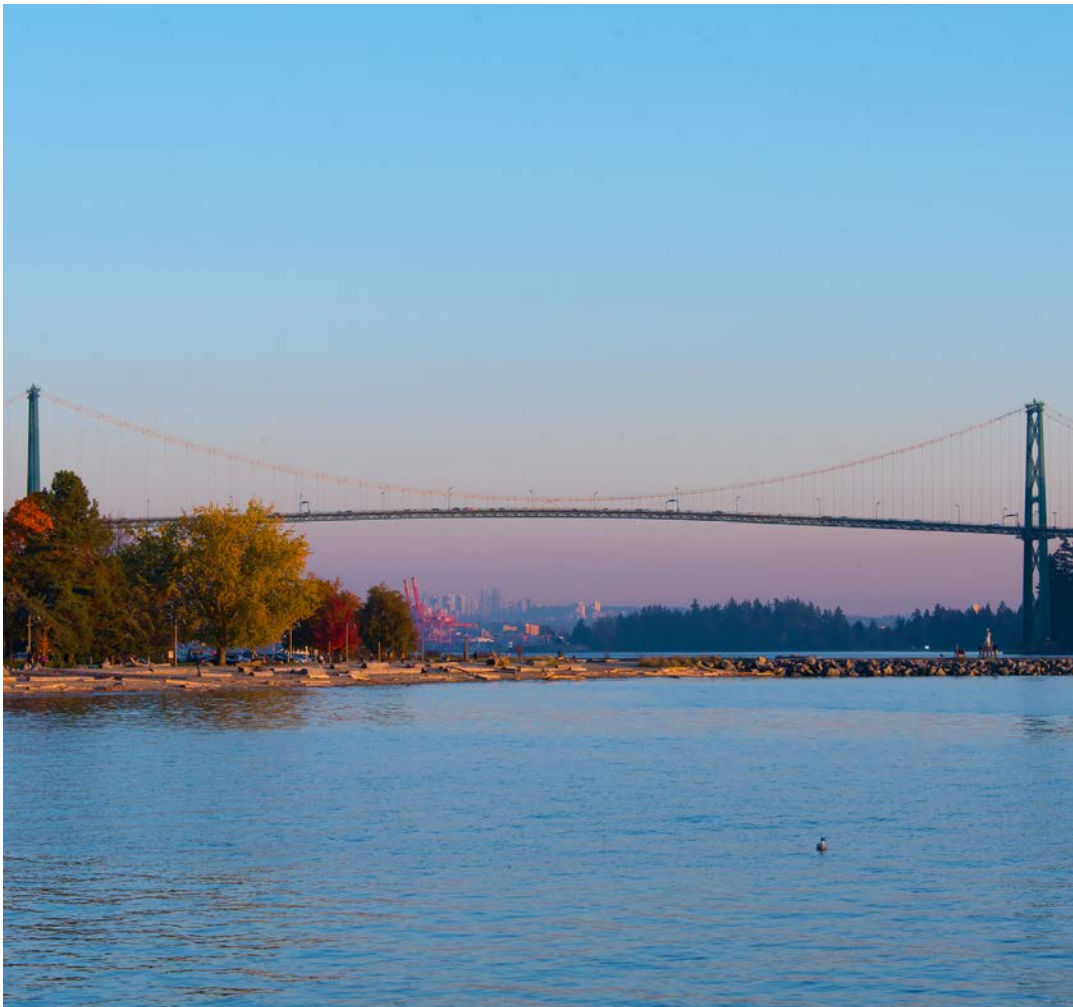
- Custom Italian cabinetry designed by Snaidero including kitchen inserts
- Polished quartz countertops framed by an exquisite natural stone slab backsplash
- Modern polished chrome kitchen faucet by Dornbracht
- Contemporary undermount stainless steel sink
- Wolf gas cooktop and Wolf stainless steel hood fan
- Two 30" Sub-Zero integrated refrigerators with two freezer drawers
- 18" sub-zero full height wine fridge
- Two 30" Wolf convection ovens
- Wolf convection steam oven
- Wolf warming drawer
- Wolf microwave
- Miele integrated dishwasher
- Garburator



In-Home Spas & Utility

- Custom Italian vanity cabinetry with integrated lighting by Snaidero
- Custom vanity mirrors with integrated lighting and storage
- Natural marble slab walls and quartz floor tile in master ensuite
- Polished composite quartz countertop in master ensuite
- Mounted makeup mirror with integrated lighting in master ensuite
- NuHeat in-floor heating in bathrooms
- Natural stone vanity in guest and powder room
- Contemporary plumbing fixtures by Dornbracht
- Wall mount toilets designed by Philippe Starck for Duravit
- Snaidero organizers in master walk-in closet with full height mirrored shoe closet
- Custom Italian cabinetry and Quartz counters in laundry rooms
- Porcelain tile floors in laundry rooms
- Miele ultra-high efficiency washer and dryer





Amenities & Extras

- Two car private enclosed garage with in-garage storage room
- Grand building lobby entrance with 24 hour concierge service, resident's lounge, fitness center and yoga space

Milson Technology upgrades for ultimate home comfort and enjoyment:

- Distributed Audio
- Lighting control
- Automated shades including blackout in the bedrooms
- Home automation system with 7" touch screen panel
- CinemaFrame system
- In-home security system

Ambleside Location

Surrounded by sea, mountains and amenities, Ambleside is West Vancouver's most charming village, with over 100 years of history. Ambleside Park is a waterfront haven where visitors and residence can enjoy the sandy beach, swimming, tennis courts, picnics and an off-leash dog park. Ambleside is also home to local successes such as the weekend Farmer's Market and the Harmony Arts Festival. Take advantage of the services and amenities at your doorstep including world class dining, cafes and grocery. Just 5 minutes from Park Royal Shopping center, 15 minutes to Downtown Vancouver, and 1.5 hours to Whistler.



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