



MATHERS

WEST VANCOUVER'S FINE HOMES & LUXURY REAL ESTATE

# D. J. DENNER



## A MAGNIFICENT MODERN VILLA WITH PANORAMIC OCEAN VIEWS

Located in West Vancouver's most prestigious WESTMOUNT neighbourhood this grand-scale residence sits majestically on a private one third acre park-like estate with gated driveway, manicured gardens and spectacular water views... Designed by one of Vancouver's most respected architects, this magnificent Modern Villa estate residence offers over seven thousand square feet of expansive living space on three generous levels.

Exceptional quality and design, impressive hardwood floors and hand crafted millwork create a luxurious seven bedroom, eight and one half bathroom family residence with formal Grand Foyer, large entertainment size Living and Dining rooms and private Office or Study. A large Gourmet Chef's Kitchen with expansive center island features all top grade WOLFE and SUB ZERO professional stainless steel appliances and adjoins a casual Eating area and entertainment size Family room which leads directly to the covered poolside side terrace with built in BBQ and fireside outdoor lounge... An additional second Chinese WOK Kitchen is conveniently located for everyday use as well a luxurious elevator takes you to all three levels of this breathtaking home.

Upstairs a lavish Master Suite boast over 800 square feet and enjoys stunning ocean vistas, a private walk out heated terrace, generous walk-in dressing room and a sensational Carrera marble en suite bathroom. Three additional children's bedroom suites are all located on the upper level and each fully ensuited with an incredible playroom with nanny's room giving a total of 5 bedrooms on the upper level.

On the lower level a fabulous Media games room features a Wet Bar, adjoining Exercise Gym, state of art Media Centre and a privately situated, tranquil Massage Room giving this home a true Resort Style feel throughout.

The entire estate is professionally landscaped and features a dream oasis ideal for entertaining with poolside Summer Dining area and a gorgeous resort style heated swimming pool separate Jacuzzi Spa. The professional landscaped grounds enjoy extensive night lighting and create an evening ambiance that is simply outstanding...

This one of a kind dream estate is located conveniently in the heart of this most sought after and prestigious neighbourhood of West Vancouver just a short walk to West bay Elementary school, the beach and only minutes to Dundarave Village.

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3485 MATHERS AVENUE  
WESTMOUNT | WEST VANCOUVER  
\$8,880,000



# 3485 MATHERS





**A NEW &  
LUXURIOUS**

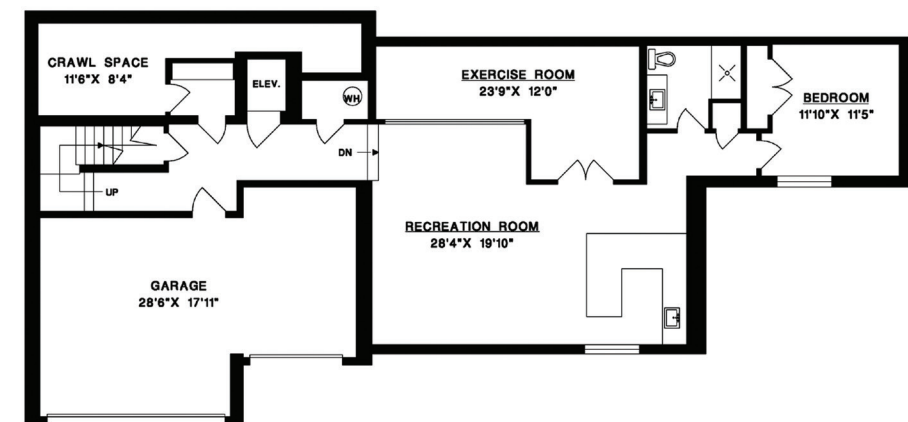
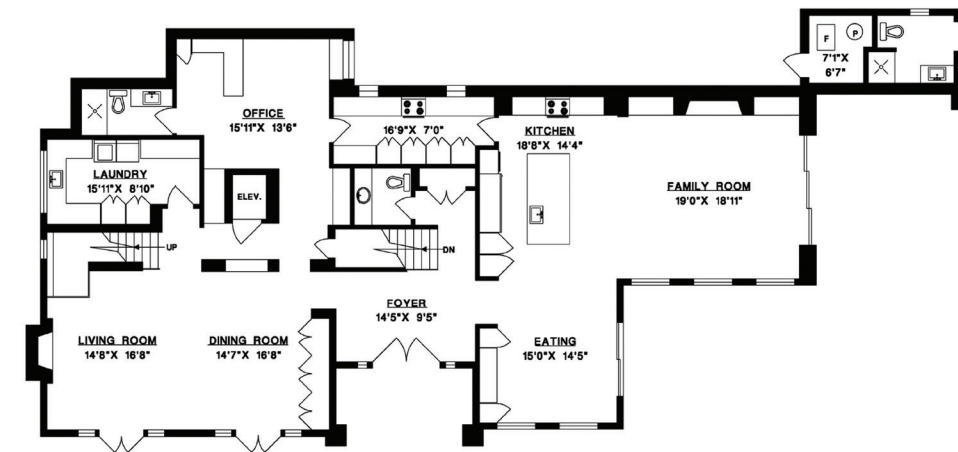
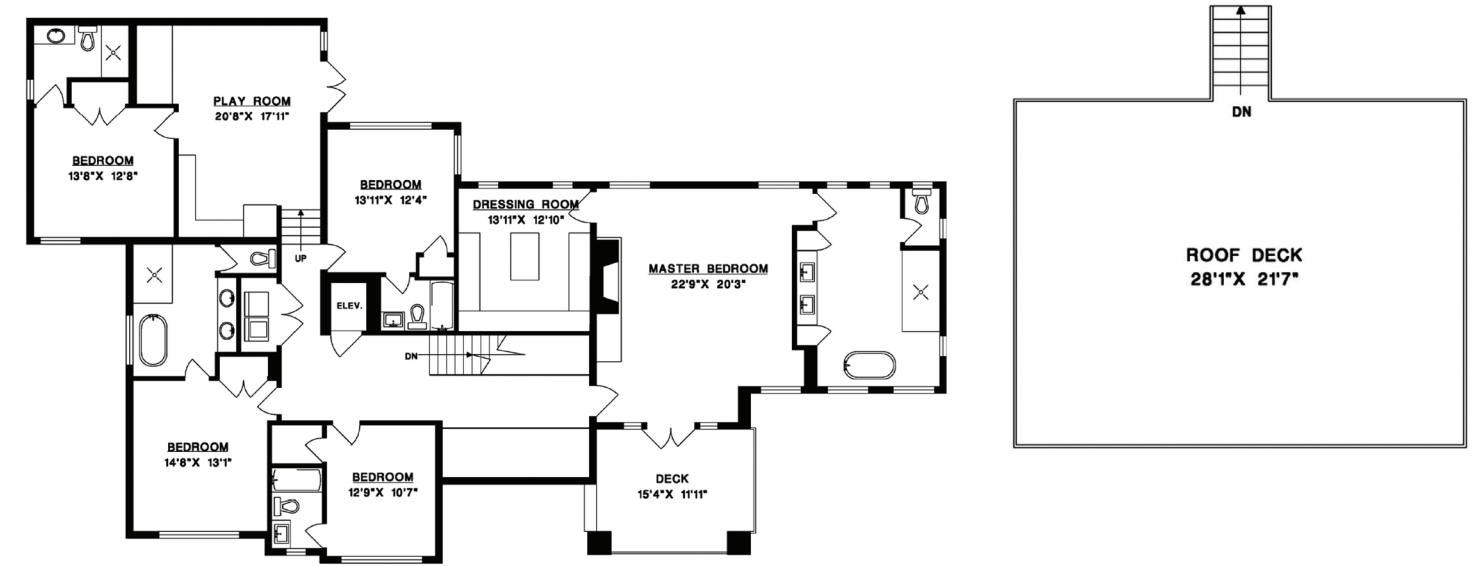


Lot:	17,949 sqft
Frontage:	130 ft.
Area	7,132 sqft
Storeys:	3
View:	Magnificent City & Ocean Vies
Taxes:	\$13,153 (2014)
Year Built:	2012
Storage:	Yes
Parking:	5
Fireplaces:	4
Kitchen:	2



**ESTATE RESIDENCE**





Main Floor:	2,774 sqft
Upper Floor:	2,849 sqft
Lower Floor:	1,509 sqft
<b>TOTAL:</b>	<b>7,132 sqft</b>
Crawl Space:	203 sqft
Garage:	530 sqft
Deck:	191 sqft
Roof Deck:	623 sqft



**DJDENNER.CA**

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