

A photograph of a modern, two-story house at night. The house features a large stone chimney, a balcony with glass railings, and large windows that are illuminated from within. A large pool and a hot tub are in the foreground, both lit up. The patio is paved with large tiles, and there are some potted plants. The sky is dark blue.

ROSS CRESCENT

4460 ROSS CRESCENT | CYPRESS | WEST VANCOUVER



WEST VANCOUVER'S FINE HOMES & LUXURY REAL ESTATE

D.J.DENNER
✦

A STUNNING WORLD-CLASS WATERFRONT RESIDENCE

Offered at: **\$9,980,000**

A stunning world-class WATERFRONT property! This incredible ocean view home offers an open concept floor plan with top grade finishing including custom designed kitchen with WOLF & SUBZERO appliances.

The Main floor opens on to a fabulous indoor/outdoor lifestyle with heated patio, built-in kitchen, Swimming Pool, Spa-like Jacuzzi and all with a breathtaking ocean view as the backdrop to this spectacular beach access home. Inside offers gorgeous White Oak hardwood floors, full CONTROL 4 automation to audio, video, motorized blinds and lighting control. Upstairs a sensational Master Bedroom Suite

boasts spectacular city and ocean views, quiet sitting area with fireplace, his and her dressing rooms and private 5 piece bathroom. Two additional bedroom Suites are situated on a separate wing providing space for children and guests. On the lower level a Games room with Exercise Gym, over-sized temperature controlled Wine Cellar, Steam Room, fully equipped state of the art Home Theatre and Nanny Suite complete this outstanding luxury family home.

Truly a one of a kind estate residence on one of West Vancouver's most renowned waterfront streets!

4460 ROSS CRESCENT

Cypress | West Vancouver

Offered at: **\$9,980,000**

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PROPERTY FEATURES

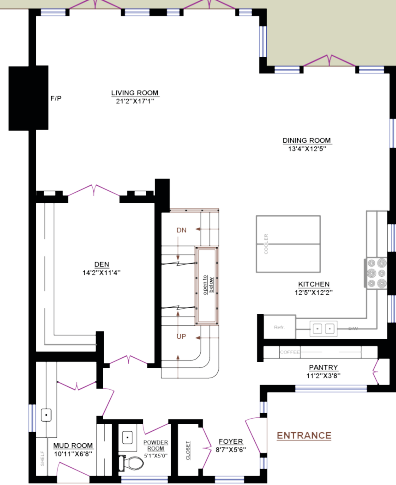
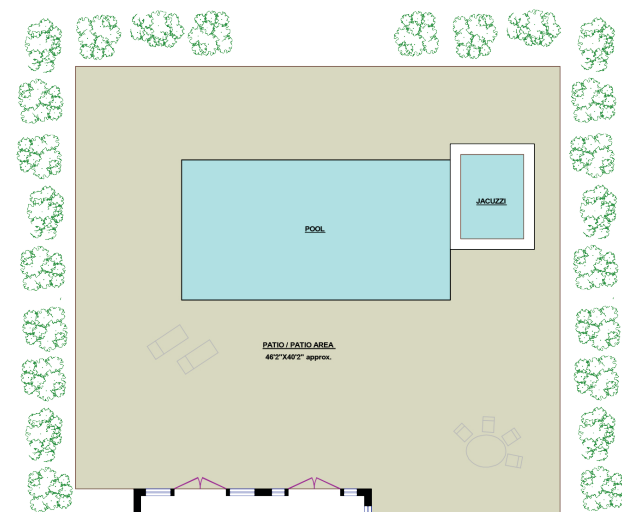
Bedrooms:	4
Bathrooms:	6
Area:	4,007 sqft
Lot:	7,470 sqft
Built:	2011
Neighbourhood:	Cypress



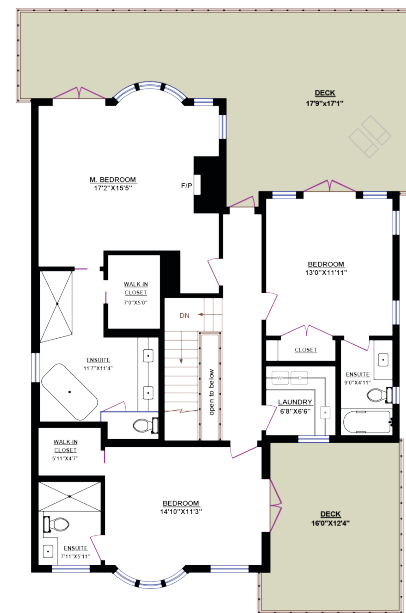


“TRULY A ONE OF A KIND ESTATE”

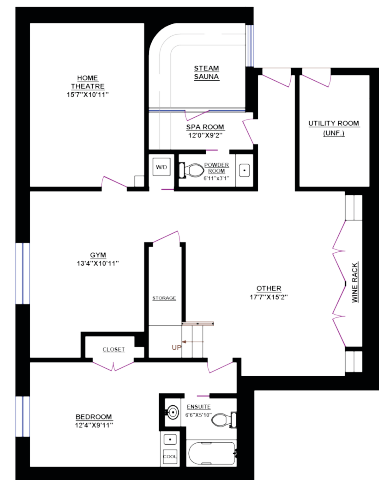
Upstairs a sensational Master Bedroom Suite boasts spectacular city and ocean views, quiet sitting area with fireplace, his and her dressing rooms and private 5 piece bathroom.



MAIN FLOOR



UPPER LEVEL



LOWER LEVEL



SPECIFICATIONS

Main Floor: 1,391 sqft
Upper Level: 1,272 sqft
Lower Level: 1,383 sqft

TOTAL: 4,046 sqft



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Maximum care has been taken to ensure the accuracy of the contents of this brochure, but we cannot guarantee it. Buyers to verify all details. Not intended to induce breach of an existing agency agreement. D.J. Denner is an affiliate member of Angell Hasman & Associates (1555 Marine Drive, West Vancouver)