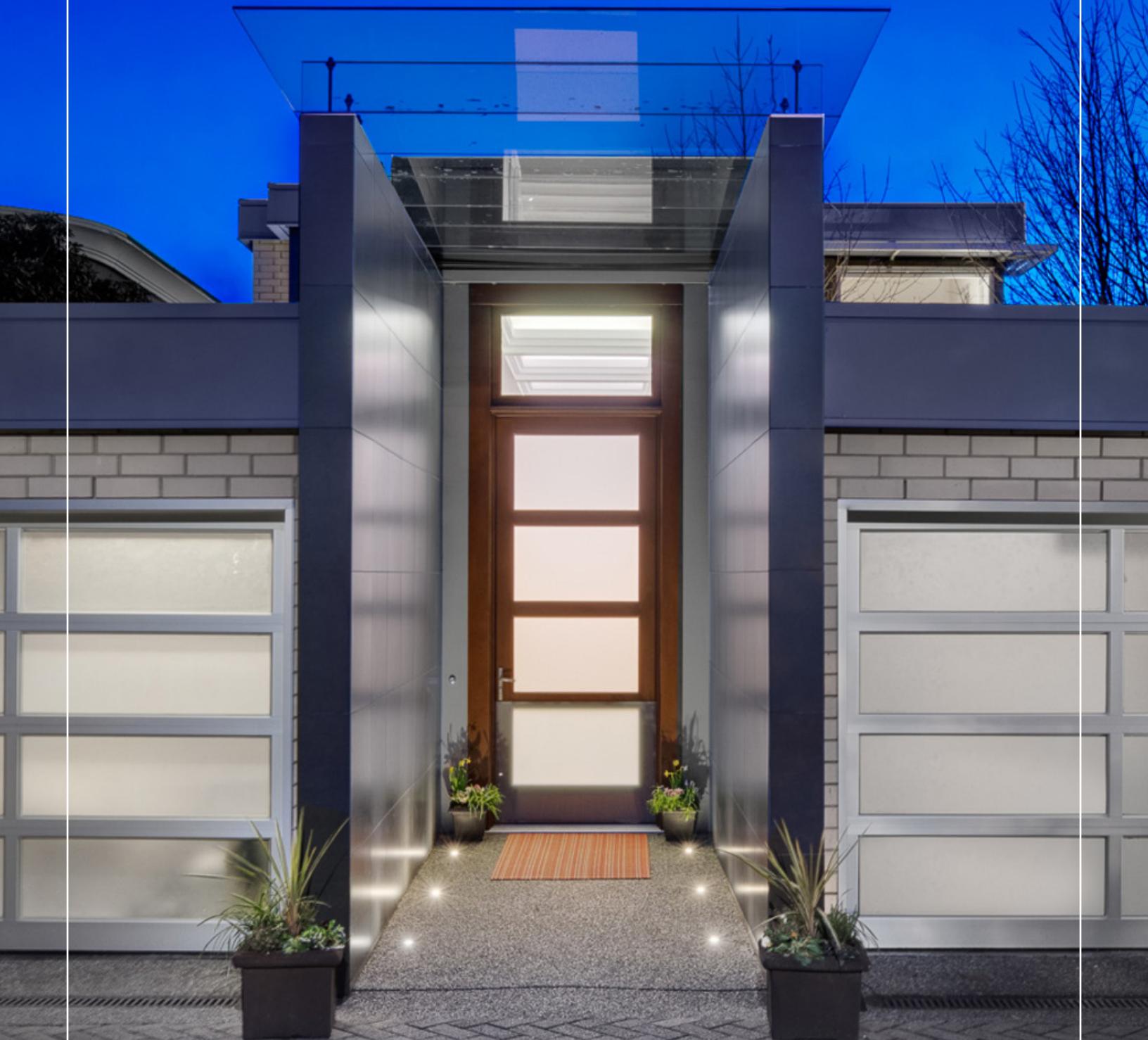


NEACSU DENNER

REAL ESTATE GROUP



4388 ROSS CRESCENT

A Truly Special Oceanfront Home On West Vancouver's Most Sought After Street

4388 ROSS CRESCENT | CYPRESS

Offered at: \$9,880,000

A spectacular waterfront residence situated on West Vancouver's sought after 'Stearman Beach' featuring dramatic West Coast Contemporary living and the most stunning ocean and coastline views imaginable!

This truly special seaside family residence offers an elegant and inviting ambiance enhanced by an open plan with walls of glass and luxurious finishings. Extensively renovated by renowned architect, Tyler Schmidt, this exquisite home was constructed with the finest of detail and quality.

Enter the home through the oversized 12 foot fir door and into what Schmidt has named "The Link". The famed "Link" can be best described as a floating basalt stone bridge that carries home owners and guests from the foyer to the main house with a Zen-like experience. "You will find yourself surrounded by the sounds of trickling water as you cross the Koi pond and Japanese garden designed by skilled Zen gardeners".

Once inside, entertain in style in this magnificent great room that opens up seamlessly onto private terraces

and a gorgeous setting, accentuated floor to ceiling window and door systems, a private den, gourmet chef's kitchen, top-grade appliances, breakfast bar, and custom cabinetry all opening out to a covered seaside terrace with manicured gardens and lush sun filled yard equipped with outdoor kitchen, a gorgeous signature outdoor fireplace, bubbling Jacuzzi tub and all with direct beach access.

The home's upper level features four bedrooms including a breathtaking master suite with large dressing room, designer en-suite & breathtaking veranda overlooking Stearman Beach.

Downstairs boasts a large recreation-room, two additional bedrooms and an incredible temperature controlled wine-cellars ideal for the avid collector.

Perfectly situated on the most desirable section of Ross Crescent and surrounded by West Vancouver's most incredible waterfront homes, this is an exciting opportunity for anyone searching for the quintessential family beach home on one of the finest Oceanside streets in our city. Simply Outstanding!



DJ DENNER

Licensed Real Estate Agent | Partner

dj@djdenner.ca

604 773 5204



NICK NEACSU

Licensed Real Estate Agent | Partner

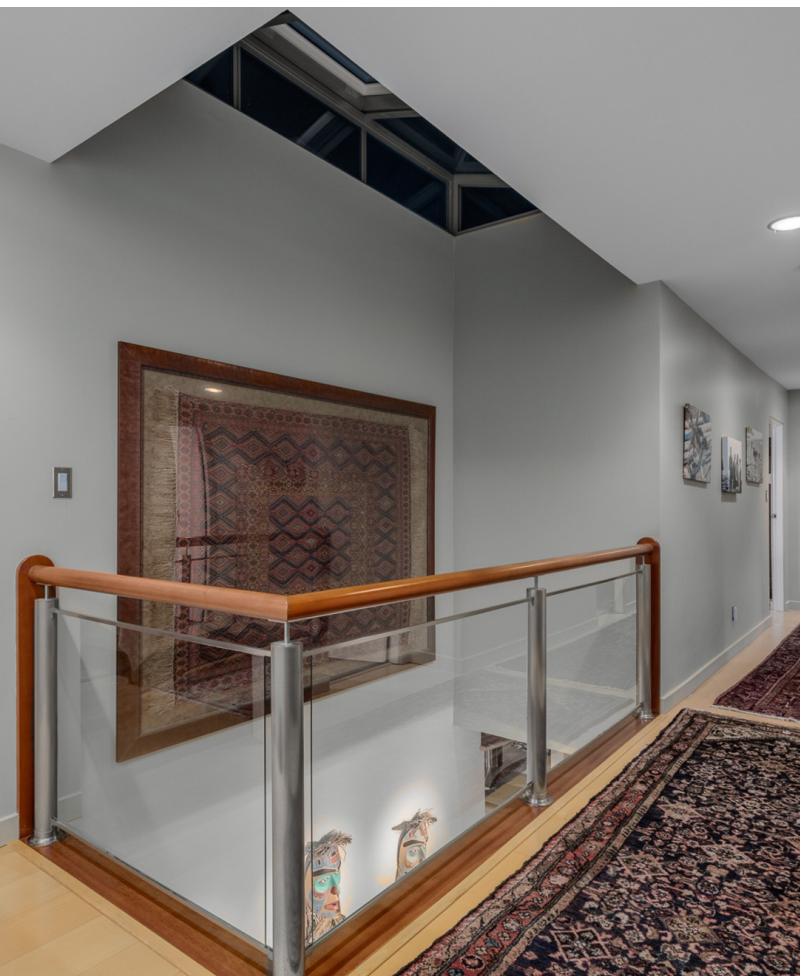
nick@nickneacsu.com

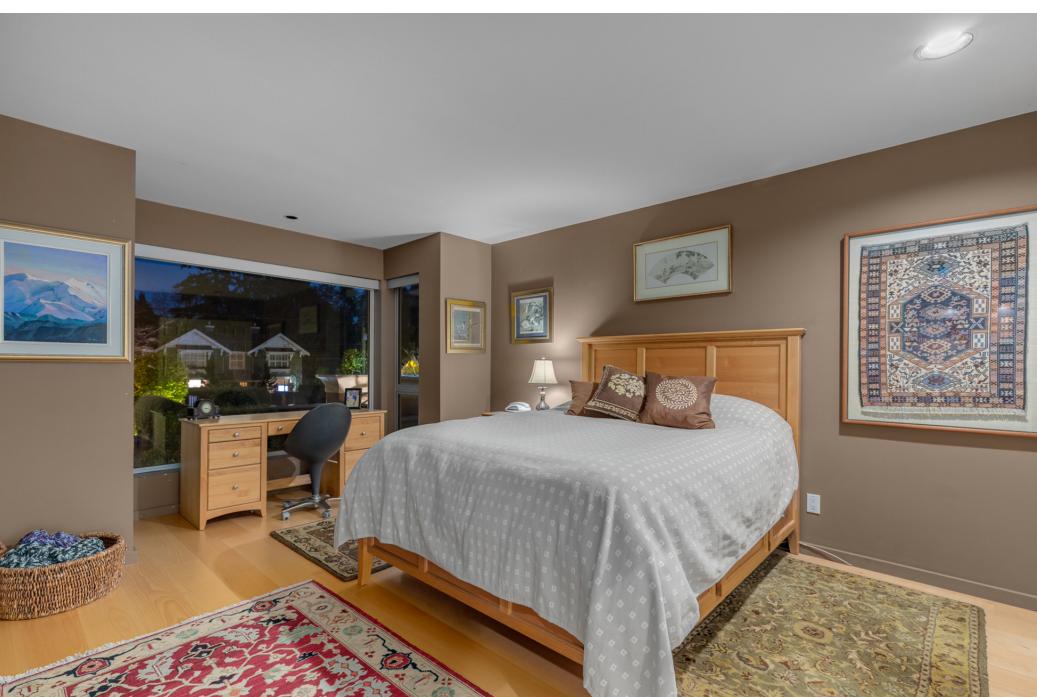
604 561 5363



Property Features

| | |
|-------------|-------------------------------|
| Bedrooms: | 6 |
| Bathrooms: | 5 |
| Home Sq ft: | 4,840 Sq ft |
| Lot: | 8,708 Sq ft |
| Style: | Modern Beach House |
| Storeys: | 2 Storeys plus Basement |
| View: | Waterfront - Ocean and Island |
| Built Year: | 1987 |





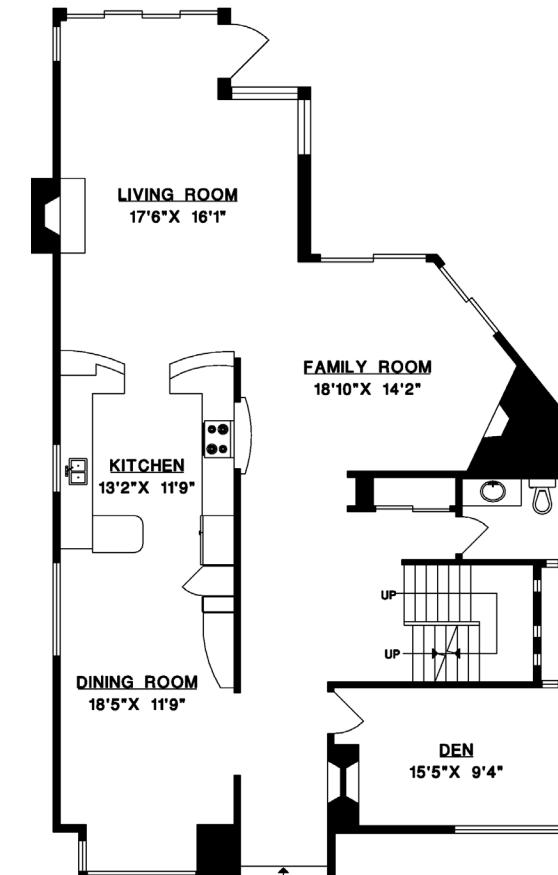
“Simply Outstanding”

The quintessential family beach home on one of the finest Oceanside streets in our city.



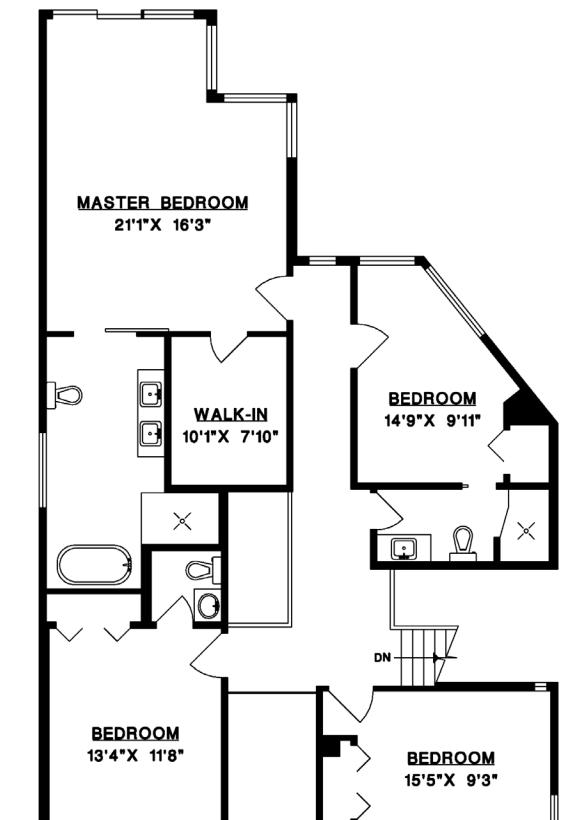
**4388 ROSS CRESCENT
WEST VANCOUVER**

| | |
|--------------|---------------------|
| MAIN FLOOR | 1,893 SQ.FT. |
| UPPER FLOOR | 1,443 SQ.FT. |
| LOWER FLOOR | 1,504 SQ.FT. |
| TOTAL | 4,840 SQ.FT. |
| GARAGES | 476 SQ.FT. |

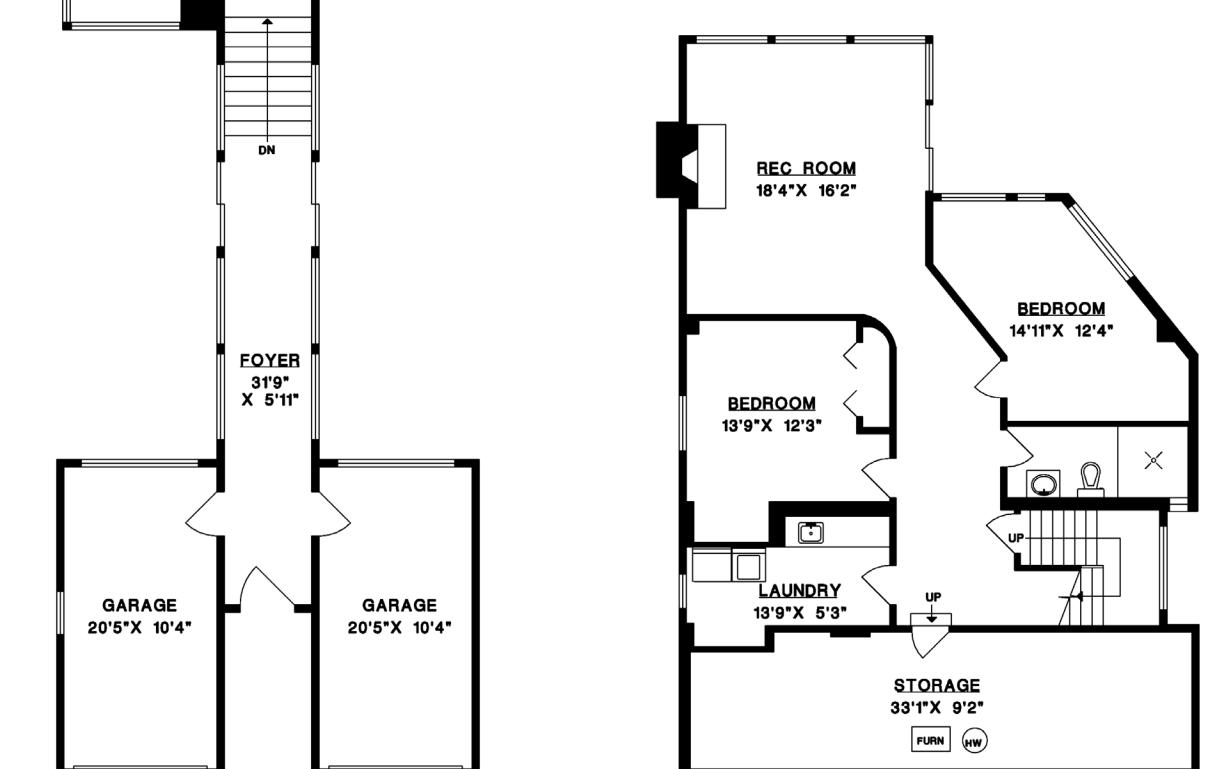


MAIN FLOOR

NEACSU DENNER
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UPPER FLOOR



LOWER FLOOR

1' 6'
SCALE

M
Measure Masters Northshore
604 929-8229



NEACSU DENNER
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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)