



Presented by:
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Active
R2864548
Board: V
House/Single Family

3906 MARINE DRIVE

West Vancouver
West Bay
V7V 1N4

Residential Detached
\$19,990,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$19,990,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2014
Frontage(feet): 44.00	Bathrooms: 6	Age: 10
Frontage(metres): 13.41	Full Baths: 5	Zoning: RS-4
Depth / Size: 269	Half Baths: 1	Gross Taxes: \$62,838.00
Lot Area (sq.ft.): 12,734.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.29	P.I.D.: 006-551-602	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Waterfront		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Concrete, Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Aluminum, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter concrete	Dist. to Public Transit: close	Dist. to School Bus: close	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Natural Gas, Radiant	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Other			

Legal: **LOT A (REFERENCE PLAN 4276) OF AMENDED LOT 3 (SEE 324514L) BLOCK 1 DISTRICT LOT 559 PLAN 4982**

Amenities: **Air Cond./Central, Pool; Outdoor, Storage, Swirlpool/Hot Tub**

Site Influences: **Gated Complex, Marina Nearby, Private Setting, Private Yard, Shopping Nearby, Waterfront Property**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Range Top, Refrigerator, Security System, Wine Cooler**

Finished Floor (Main):	2,665	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,271	Main	Kitchen	17'2 x 10'4	Above	Walk-In Closet	5'5 x 5'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'8 x 17'7	Above	Walk-In Closet	4'10 x 6'2	Main 2
Finished Floor (Below):	666	Main	Family Room	18'2 x 21'8	Above	Laundry	15'8 x 9'5	Main 3
Finished Floor (Basement):	0	Main	Wok Kitchen	9'1 x 10'6	Above	Storage	7'1 x 7'10	Above 5
Finished Floor (Total):	5,602sq. ft.	Main	Bedroom	15'11 x 13'11	Below	Recreation Room	18'2 x 20'4	Above 3
Unfinished Floor:	534	Main	Wine Room	10'4 x 7'7	Below	Bar Room	12'5 x 5'7	Above 3
Grand Total:	6,136sq. ft.	Main	Storage	9'8 x 19'5			x	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	5'9 x 5'4			x	
Suite:		Above	Foyer	11'3 x 13'3			x	
Basement:None		Above	Bedroom	11'7 x 17'9			x	
		Above	Bedroom	14'5 x 20'2			x	
		Above	Walk-In Closet	9'1 x 14'3			x	
		Above	Bedroom	12'11 x 16'1			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 19	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sotheby's International Realty Canada** **Angell, Hasman & Associates Realty Ltd.**

An Ultra Luxury, Private, Gated OCEANFRONT estate in West Vancouver's WEST BAY. Perched on a Spectacular south facing ocean side bluff. Designed by famed Architect Craig Chevalier, and constructed by Goldwood Homes, this stunning home has top of the line appliances and sensational European Poggenpohl custom designed kitchens. 4 bedrooms, 6 bathrooms, generous open-plan kitchen, living and dining areas, rec room. Outdoor dining, lounge & BBQ space to entertain or family to spread out in style. Features include floor to ceiling windows and doors, power blinds, air conditioning, control4 automation & new temp controlled wine cellar. Infinity pool & hot tub and huge covered & heated patios - The Ultimate in Refined Living. Hoist for jet-ski at waters edge.