7270 Arbutus Road

West Vancouver

a magnificent contemporary waterfront masterpiece in Whytecliff

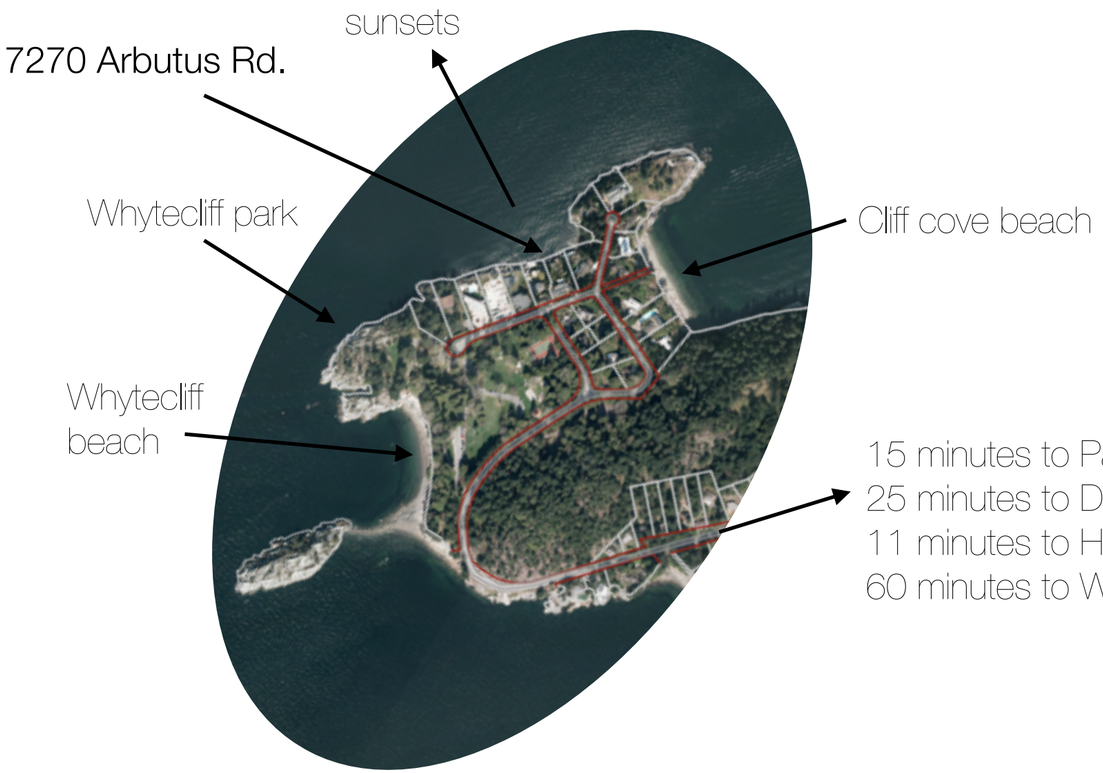
Overview

Meticulously conceived by renowned contemporary designers MCLEOD BOVELL, 7270 ARBUTUS RD is a magnificent family home the blends modern luxury seamlessly wth nature. Set on a 20,236 sq|ft sun-drenched west-facing waterfront lot on the quiet & private Arbutus Road cul-de-sac in Whytecliff Park, the design boasts 6,575 sq|ft of mainly open concept living space with ocean-views from almost every room. 5 bedrooms, 5 washrooms, games room, 1,500 ft open air & covered courtyard lead to a stunning outdoor swimming pool/hot-tub. Included is a grandfathered detached boat house making a perfect tranquil ocean-side guest suite with full bathroom. This is the ultimate family oasis in West Vancouver. Private decks, water access and only minutes from Hollyburn Country Club, West Vancouver Private/Public Schools, Capilano Golf & Country Club and one-hour drive to our world-class ski resort Whistler, this home is one of a kind.

This home is currently scheduled for completion in Q2 2018, but is available exclusively now for a limited time for assignment. Buyers have the opportunity to assume the project through to completion, guide finishing details, and prepare to move in by early 2018.

For the discerning buyer interested in a stunning waterfront lot, with a contemporary designed family home, there are no substitutes in West Vancouver.

About Whytecliff park



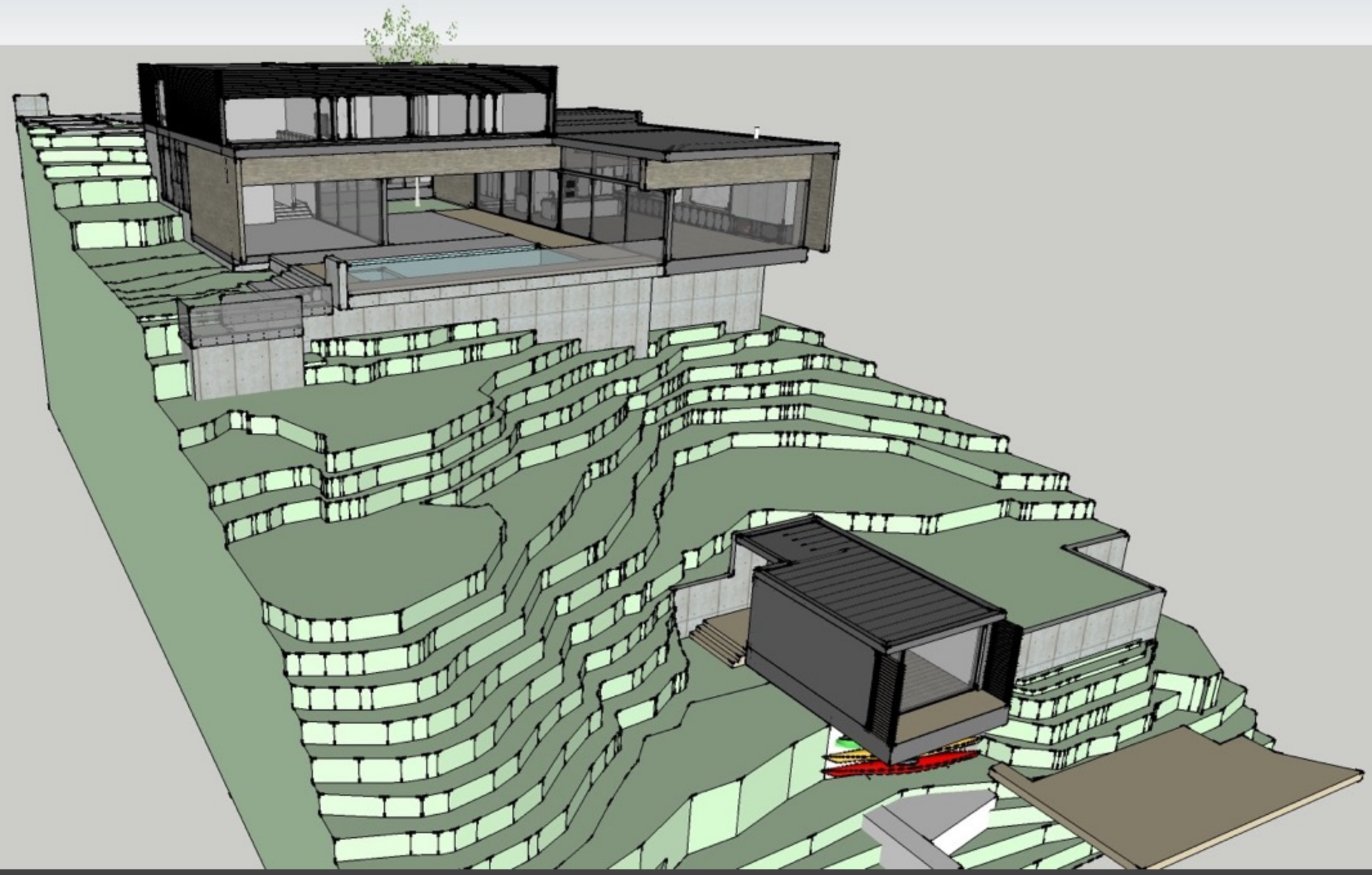
15 minutes to Park Royal
25 minutes to Downtown
11 minutes to Hollyburn Country Club
60 minutes to Whislter

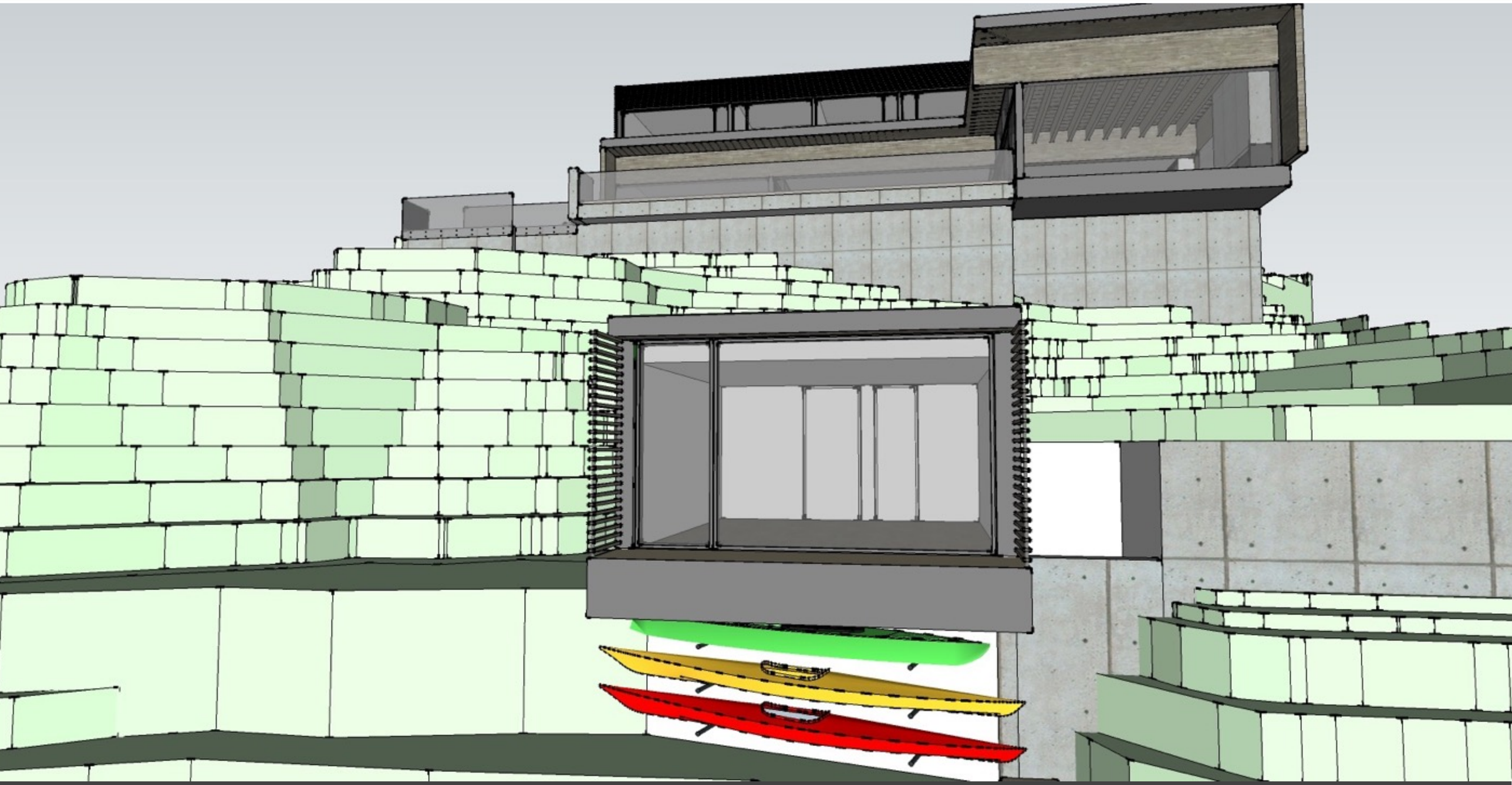
notes…

- Very private portion of a sub-area with 16 waterfront and 7 semi-waterfront properties
- Semi-private access to Cliff cove beach / bay
- Whytecliff park includes:
  - World-class marine park
  - Scuba diving,
  - Family barbecue area,
  - Playground,
  - Summer concert series and concession stand,
  - Some of the most dramatic sunsets in the lower mainland.

Introducing 7270 Arbutus Road - a modern waterfront masterpiece

7270



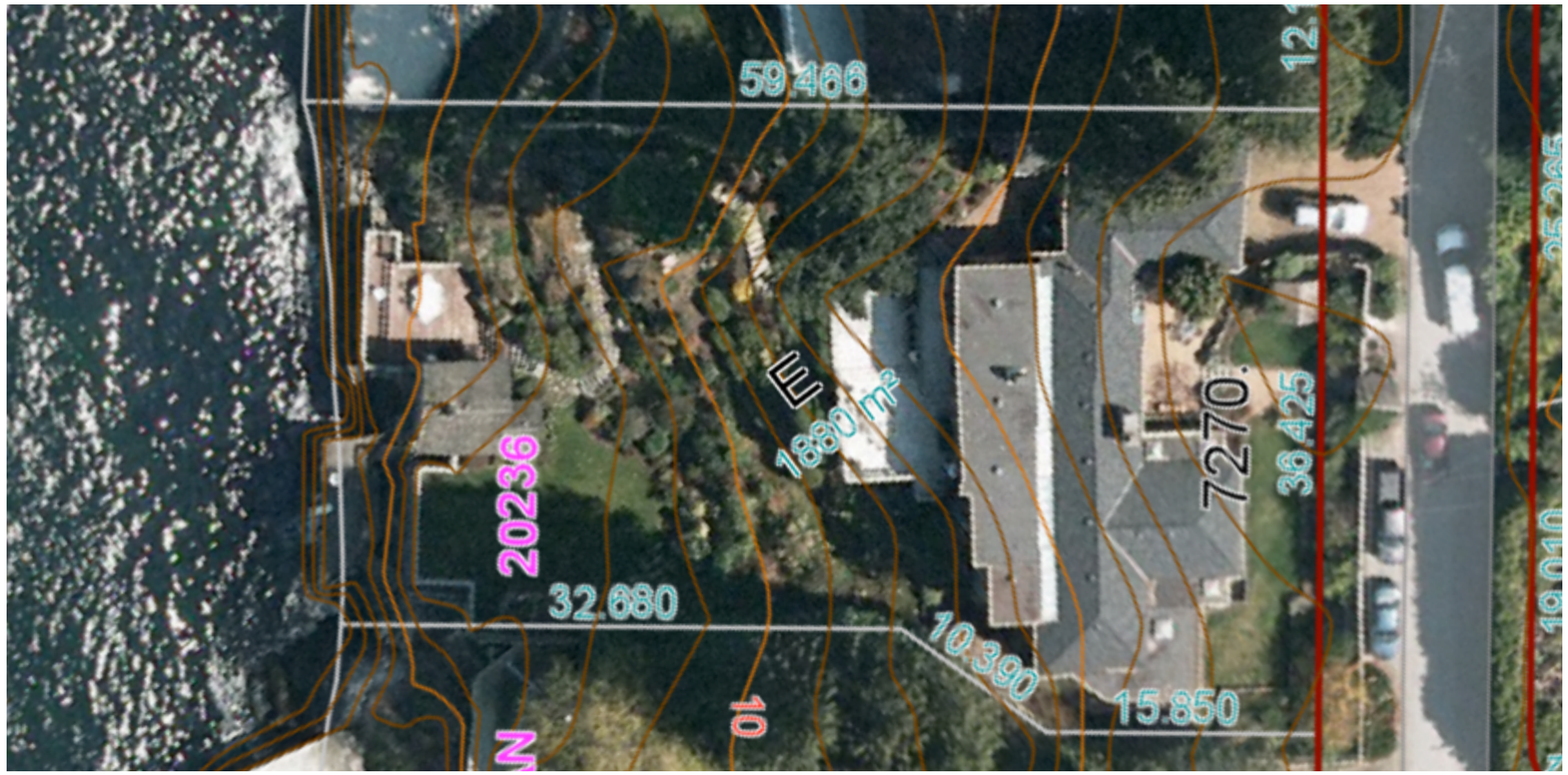


About 7270 Arbutus Road

General notes…

- 6,575 sq|ft modern concrete & steel construction home (including 700 sq|ft garage)
- Concrete & hardwood floors throughout
- 14' ceilings in living room, 12' elsewhere throughout
- Permitted Boat House with full washroom perfect for guests | family
- Full rain screen construction
- Air conditioning | radiant in-floor heating
- Full automation (lights, blinds, sound, heat, security)
- Heated pool mechanical & storage room | crawl space

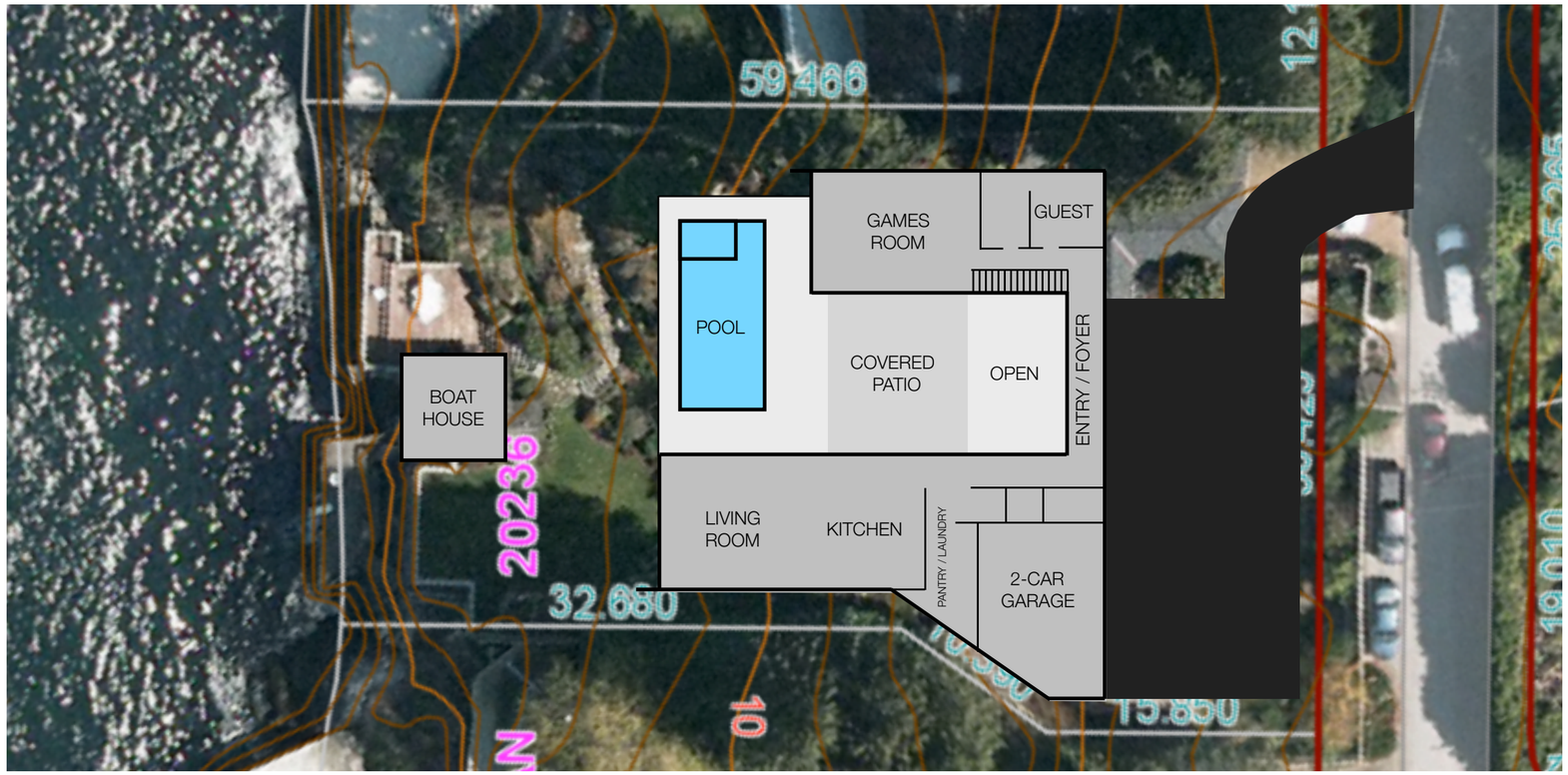
About 7270 Arbutus Road



Property/Lot notes…

- 100 ft of Waterfront frontage
- 195 ft deep
- 120 ft frontage (street)
- West facing back yard
- 20,236 sq|ft lot (0.47 acre lot)
- 2017 Assessed Lot Value - $7,351,000 (+36% v 2016)
- Grandfathered deck, water access & boat house
- Cul-de-sac road
- 1 of only 9 west facing waterfront lots
- Flat ocean side yard | landscaping

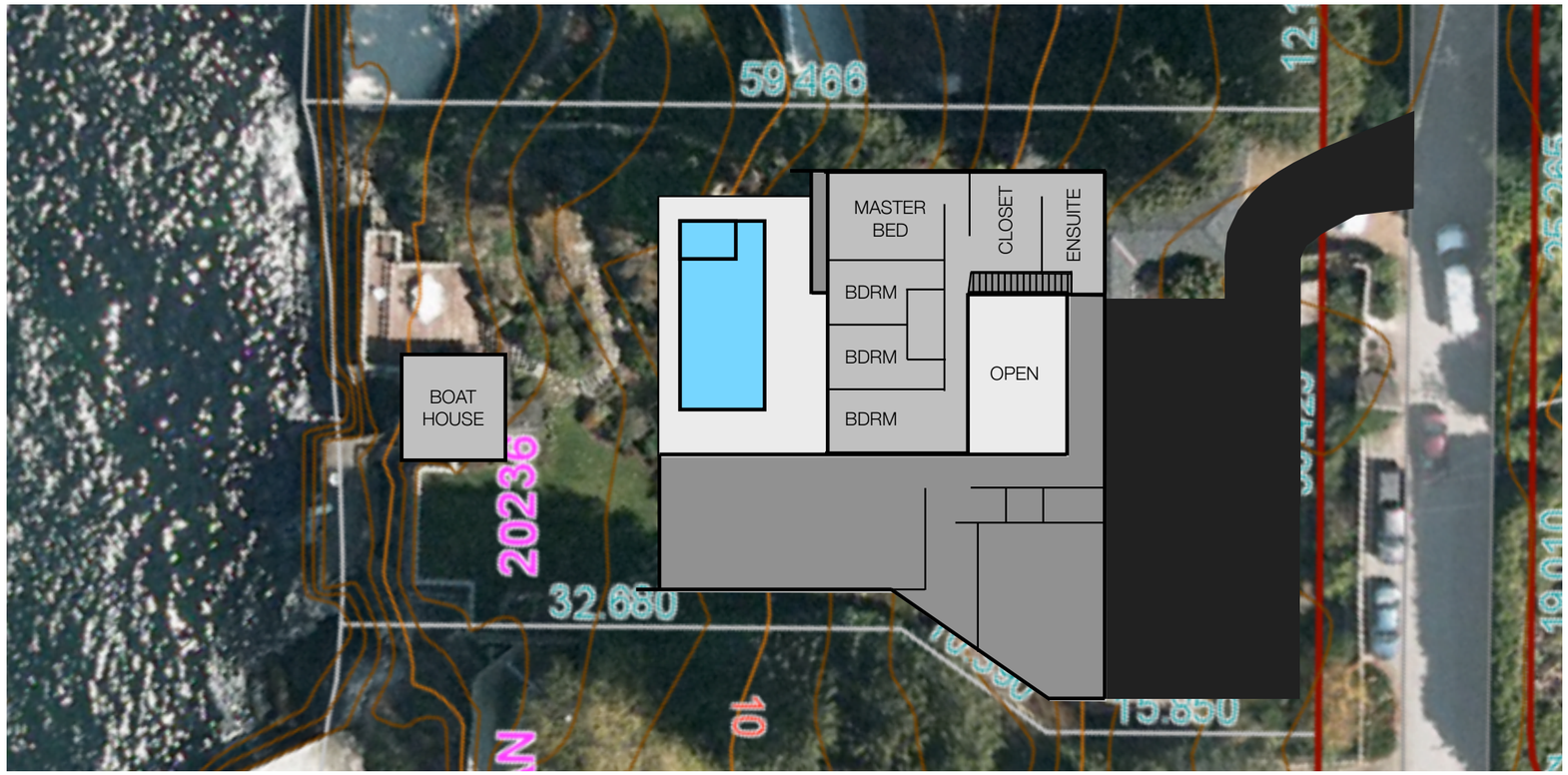
About 7270 Arbutus Road



Main floor notes…

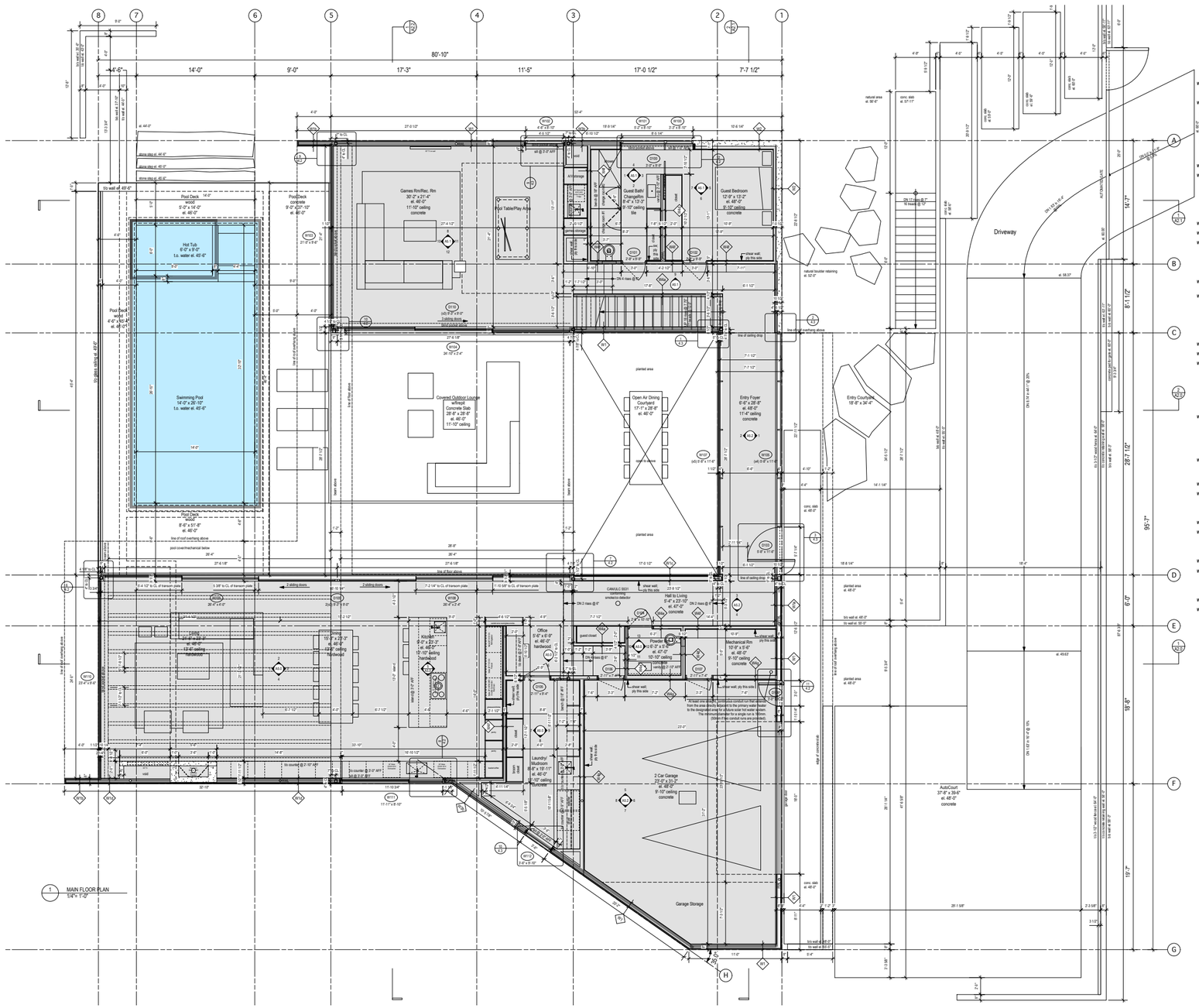
- 3,900 sq|ft (incl. 700 sq|ft 2-car garage)
- Floor to ceiling windows on all water / courtyard side exterior walls
- 55 ft wall of sliding glass separating courtyard and great room
- Large, flat auto-court with v. gently sloped driveway
- 1,500 sq|ft of outdoor living space including 750 sq|ft of covered patio
- Second kitchen rough-in
- Guest room with en-suite bathroom
- Wet-bar + games room
- 2 dishwashers
- Extra large mudroom | laundry room
- Miele appliance package (gas range)

About 7270 Arbutus Road



Upper floor notes…

- 2,025 sq|ft upper floor
- 4 large bedrooms all facing the water & views
- Grand walk-in closet & spa like en-suite off master
- Ensuites for all bedrooms


80'-10"
14'-0"
5'-0"
17'-3"
11'-5"
17'-0 1/2"
7'-7 1/2"
Pool Deck
wood
5'-0" x 14'-0"
el. 46'-0"
Pool Deck
concrete
9'-0" x 37'-10"
el. 46'-0"
Hot Tub
6'-0" x 9'-0"
t.o. water el. 45'-6"
Swimming Pool
14'-0" x 26'-10"
t.o. water el. 45'-6"
Games Rm/Rec. Rm
30'-2" x 21'-4"
el. 46'-0"
11'-10" ceiling
concrete
Pool Table/Play Area
Guest Bath/
ChangeRm
5'-4" x 13'-3"
9'-10" ceiling
tile
Guest Bedroom
12'-9" x 13'-2"
el. 46'-0"
9'-10" ceiling
concrete
Driveway
Covered Outdoor Lounge
w/firepit
Concrete Slab
28'-8" x 28'-8"
el. 46'-0"
11'-10" ceiling
Open Air Dining
Courtyard
17'-1" x 25'-8"
el. 46'-0"
Entry Foyer
6'-6" x 28'-5"
el. 48'-0"
11'-4" ceiling
concrete
Entry Courtyard
18'-8" x 34'-4"
Kitchen
8'-0" x 23'-3"
el. 46'-0"
12'-6" ceiling
hardwood
Office
9'-4" x 8'-9"
el. 46'-0"
hardwood
Powder
el. 47'-0"
Mechanical Rm
10'-6" x 5'-6"
el. 46'-0"
9'-10" ceiling
concrete
Laundry/
Mudroom
6'-8" x 19'-11"
el. 46'-0"
10'-10" ceiling
concrete
2 Car Garage
23'-2" x 31'-2"
el. 46'-0"
9'-10" ceiling
concrete
AutoCourt
37'-6" x 39'-6"
el. 46'-0"
concrete
Garage Storage
Hall to Living
5'-4" x 20'-10"
el. 47'-0"
concrete
Covered Deck
wood
el. 46'-0"
Finished grade = 45.6'
Natural grade = 45.5'
WALL ASSEMBLIES
W1 Typical Exterior Wood Siding Rainscreen wall (2x6)
1x6" Cedar wood siding w/ 1/4" reveal between boards
- horizontal or vertical applications (see elevations)
- semi-transparent stain
- attached with stainless steel clips @ 16" o/c
1x4" pressure-treated vertical strapping
Vapor/wind "RewalShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x6" wood framing @ 16" o/c
BASF Walltite sprayfoam insulation to R21
1/2" gypsum wallboard
vapour retarding primer paint
W1a same as W1 but with extra framing as required
W1b Typical Exterior Wood Siding Rainscreen Wing wall (2x4)
1x6" Cedar wood siding w/ 1/4" reveal between boards
- horizontal or vertical applications (see elevations)
- semi-transparent stain
- attached with stainless steel clips @ 16" o/c
1x4" pressure-treated vertical strapping
Vapor/wind "RewalShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x4" wood framing @ 16" o/c
W1c same as W1 but with extra plywood sheathing
W1d same as W1 but with alternate interior finish (see interiors)
W2 Typical Exterior Concrete Wall
6", 8" or 10" Concrete (see plan for dimension)
1/2" Shim space
2x4" wood framing @ 16" o/c
BASF Walltite Spray Insulation to R21
1/2" gypsum wallboard
vapour retarding primer paint
W2a Typical Unfinished Basement Mechanical Wall
6", 8" or 10" Concrete (see plan for dimension)
W3 Typical Panel Rainscreen Wall (2x6 framed wall)
HardiePanel composite panel (install as per manufacturers spec.)
1x6" Pressure treated vertical strapping @ 24" o.c.
Vapor/wind "RewalShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x6" wood framing @ 16" o/c
BASF Walltite sprayfoam insulation to R21
1/2" gypsum wallboard
vapour retarding primer paint
W3a same as W2 but with extra framing as required
W3b same as W2 but with 1/8" painted aluminum plate finish
W3c Typical Panel Rainscreen @ Bathroom
HardiePanel composite panel (install as per manufacturers spec.)
or 1/8" painted aluminum plate
1x6" Pressure treated vertical strapping @ 24" o.c.
Vapor/wind "RewalShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x6" wood framing @ 16" o/c
BASF Walltite sprayfoam insulation to R21
1/2" densheild
1/2" tile finish (see interior finish schedule for specification)
W3d Typical Panel Rainscreen Wing wall (2x6)
or 1/8" painted aluminum plate
HardiePanel composite panel (install as per manufacturers spec.)
1x6" Pressure treated vertical strapping @ 24" o.c.
Vapor/wind "RewalShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x6" wood framing @ 16" o/c
W4 Typical Interior Wall 2x6
1/2" gypsum wallboard
2x6" wood framing @ 16" o/c
1/2" gypsum wallboard
W4a same as W4 but with 2x4 framing
W4b Typical Interior Insualted Wall 2x6
1/2" gypsum wallboard
2x6" wood framing @ 16" o/c
BASF Walltite sprayfoam insulation
1/2" gypsum wallboard
W4c same as W4b but with 2x4" wood framing
W4d Typical Interior wall @ bathroom 2x6
1/2" tile (see interior elevations for spec.)
1/2" DensShield or equiv.
2x6" wood framing @ 16" o/c
1/2" gypsum wallboard
W4e same as W4d but with 2x4" wood framing
W5 Typical Interior Shear Wall
1/2" gypsum wallboard
1/2" plywood sheathing (see structural)
2x4" or 2x6" wood framing @ 16" o/c (see structural)
1/2" gypsum wallboard
W4g same as W4 but BASF Walltite sprayfoam insulation
W6 Typical Interior Sound Proof Wall (STC 55)
1/2" gypsum wallboard
1/2" gypsum wallboard
2x4" wood framing @ 16" o/c (see structural)
1/2" BASF Above Insulation
1/2" resilient channels @ 16" o/c
1/2" gypsum wallboard
1/2" gypsum wallboard
REVISIONS:
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interior review Jan 10, 2017
issued for client review Jan 18, 2017
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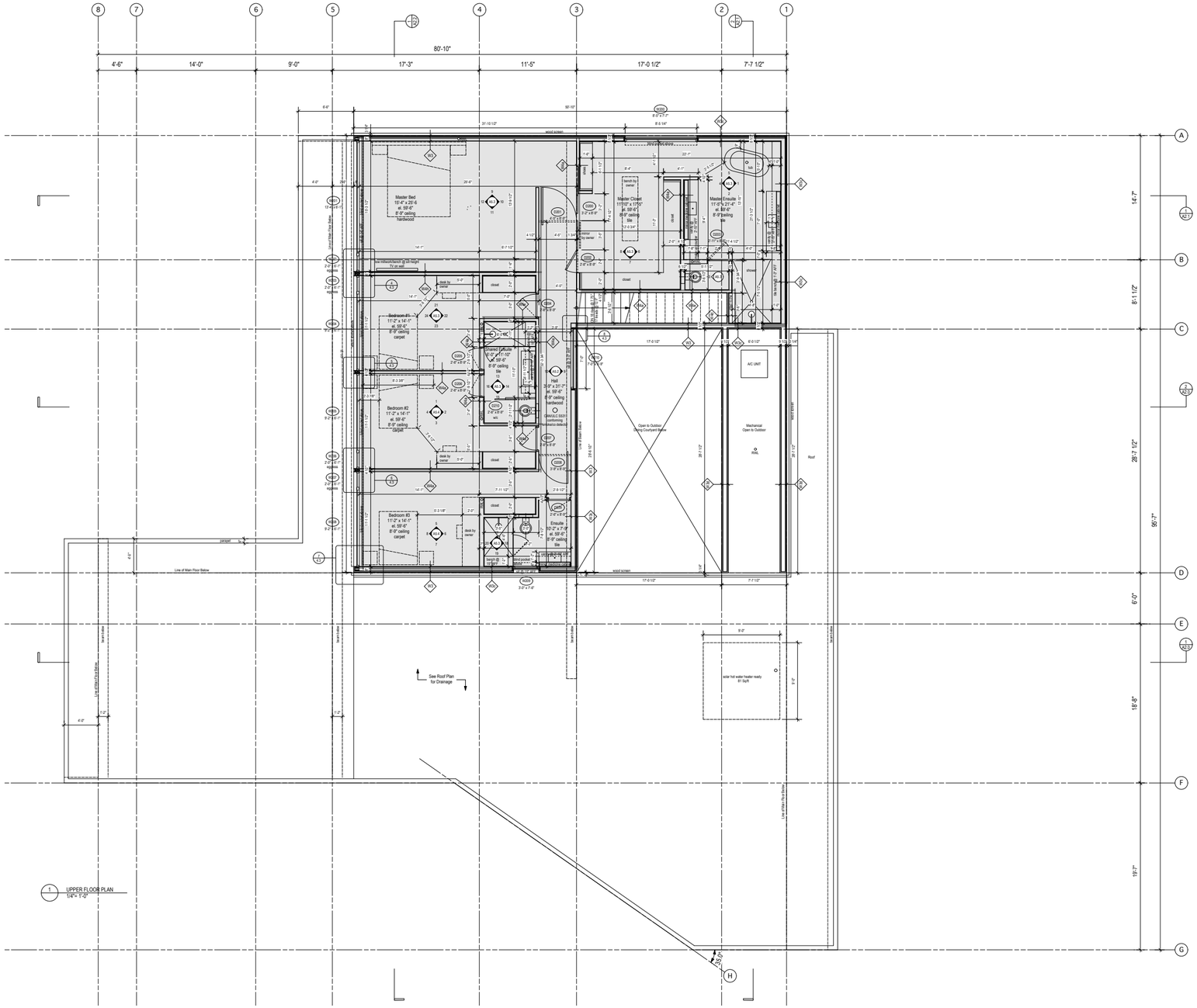
McLeod | Bovell Design
Zacharias Residence
7270 Arbutus Road, West Vancouver, BC
Main Floor Plan
A1.2
Scale: as indicated
Jan 18, 2017
1 MAIN FLOOR PLAN
1/4"= 1'-0"



Finished grade = 45.6'
Natural grade = 45.5'

WALL ASSEMBLIES

W1 **Typical Exterior Wood Siding Rainscreen wall (2x6)**
1x6" Cedar wood siding w/ 1/2" reveal between boards
- horizontal or vertical applications (see elevations)
- semi-transparent stain
- attached with stainless steel clips @ 16" o/c

1x4" pressure-treated vertical strapping
Vaproshield "RevealShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x6" wood framing @ 16" o/c
BASF Walltite sprayfoam insulation to R21
1/2" gypsum wallboard
vapour retarding primer paint

W1a same as W1 but with extra framing as required

W1b **Typical Exterior Wood Siding Rainscreen Wing wall (2x4)**
1x6" Cedar wood siding w/ 1/2" reveal between boards
- horizontal or vertical applications (see elevations)
- semi-transparent stain
- attached with stainless steel clips @ 16" o/c

1x4" pressure-treated vertical strapping
Vaproshield "RevealShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x4" wood framing @ 16" o/c

W1c same as W1 but with extra plywood sheathing

W1d same as W1 but with alternate interior finish (see interiors)

W2 **Typical Exterior Concrete Wall**
6", 8" or 10" Concrete (see plan for dimension)
1/2" Dhm space
2x4" wood framing @ 16" o/c
BASF Walltite Spray insulation to R21
1/2" gypsum wallboard
vapour retarding primer paint

W2a **Typical Unfinished Basement Mechanical Wall**
6", 8" or 10" Concrete (see plan for dimension)

W3 **Typical Panel Rainscreen Wall (2x6 framed wall)**
HardiePanel composite panel (install as per manfacturers spec.)
1x6" Pressure treated vertical strapping @ 24" o.c.
Vaproshield "RevealShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x6" wood framing @ 16" o/c
BASF Walltite sprayfoam insulation to R21
1/2" gypsum wallboard
vapour retarding primer paint

W3a same as W2 but with extra framing as required

W3b same as W2 but with 1/8" painted aluminum plate finish

W3c **Typical Panel Rainscreen @ Bathroom**
HardiePanel composite panel (install as per manfacturers spec.)
or 1/8" painted aluminum plate
1x6" Pressure treated vertical strapping @ 24" o.c.
Vaproshield "RevealShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x6" wood framing @ 16" o/c
BASF Walltite sprayfoam insulation to R21
1/2" densheild
1/2" tile finish (see interior finish schedule for specification)

W3d **Typical Panel Rainscreen Wing wall (2x6)**
or 1/8" painted aluminum plate
HardiePanel composite panel (install as per manfacturers spec.)
1x6" Pressure treated vertical strapping @ 24" o.c.
Vaproshield "RevealShield" vapour permeable membrane
1/2" exterior grade plywood sheathing
2x6" wood framing @ 16" o/c

W4 **Typical Interior Wall 2x6**
1/2" gypsum wallboard
2x6" wood framing @ 16" o/c
1/2" gypsum wallboard

W4a same as W4 but with 2x4 framing

W4b **Typical Interior Insualted Wall 2x6**
1/2" gypsum wallboard
2x6" wood framing @ 16" o/c
BASF Walltite sprayfoam insulation
1/2" gypsum wallboard

W4c same as W4b but with 2x4" wood framing

W4d **Typical Interior wall @ bathroom 2x6**
1/2" tile (see interior elevations for spec.)
1/2" CheckSheild or equiv.
2x6" wood framing @ 16" o/c
1/2" gypsum wallboard

W4e same as W4d but with 2x4" wood framing

W4f **Typical Interior Shear Wall**
1/2" gypsum wallboard
1/2" plywood sheathing (see structural)
2x4" or 2x6" wood framing @ 16" o/c (see structural)
1/2" gypsum wallboard

W4g same as W4f but BASF Walltite sprayfoam insulation

W4h **Typical Interior Sound Proof Wall (STC 59)**
1/2" gypsum wallboard
1/2" gypsum wallboard
2x6" wood framing @ 16" o/c (see structural)
3 1/2" Acoustic Batt Insulation
1/2" resilient channels @ 16" o/c
1/2" gypsum wallboard
1/2" gypsum wallboard

REVISIONS:

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issue for consultant	July 12, 2016
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interior review	Jan 10, 2017
issued for client review	Jan 18, 2017

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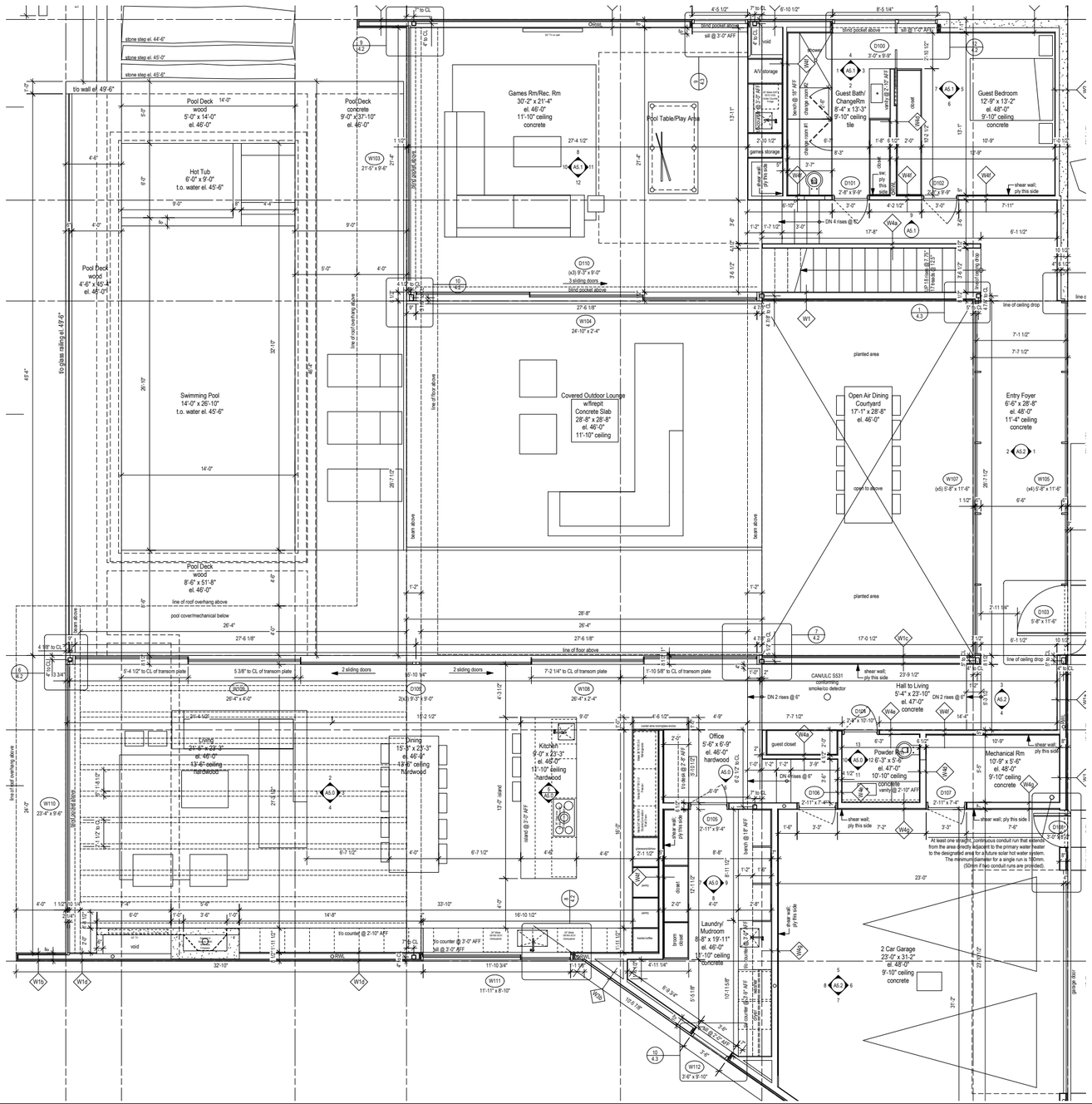
McLeod | Bovell Design

Zacharias Residence
7270 Arbutus Road, West Vancouver, BC

Upper Floor Plan

A1.3

Scale: as indicated
Jan 18, 2017


Pool Deck
wood
5'-0" x 14'-0"
el. 46'-0"
Hot Tub
6'-0" x 9'-0"
t.o. water el. 45'-6"
Pool Deck
wood
4'-6" x 16'-4"
el. 46'-0"
Swimming Pool
14'-0" x 26'-10"
t.o. water el. 45'-6"
Pool Deck
wood
8'-6" x 51'-8"
el. 46'-0"
Pool Deck
concrete
9'-0" x 37'-10"
el. 46'-0"
Games Rm/Rec. Rm
30'-2" x 21'-4"
el. 46'-0"
11'-10" ceiling
concrete
Pool Table/Play Area
Covered Outdoor Lounge
w/firepit
Concrete Slab
28'-8" x 28'-8"
el. 46'-0"
11'-10" ceiling
Open Air Dining
Courtyard
17'-1" x 28'-8"
el. 46'-0"
planted area
AV/storage
Guest Bath/
ChangeRm
8'-4" x 13'-3"
9'-10" ceiling
tile
Guest Bedroom
12'-9" x 13'-2"
el. 48'-0"
9'-10" ceiling
concrete
Entry Foyer
6'-6" x 28'-8"
el. 48'-0"
11'-4" ceiling
concrete
Living
21'-5" x 23'-3"
el. 46'-0"
13'-6" ceiling
hardwood
Dining
15'-9" x 23'-3"
el. 46'-0"
13'-6" ceiling
hardwood
Kitchen
9'-0" x 23'-3"
el. 46'-0"
11'-10" ceiling
hardwood
Office
5'-6" x 6'-9"
el. 46'-0"
hardwood
Powder Rm
5'-3" x 5'-6"
el. 47'-0"
10'-10" ceiling
concrete
Hall to Living
5'-4" x 23'-10"
el. 47'-0"
concrete
Mechanical Rm
10'-9" x 5'-6"
el. 48'-0"
9'-10" ceiling
concrete
Laundry/
Mudroom
6'-8" x 19'-11"
el. 46'-0"
11'-10" ceiling
concrete
2 Car Garage
23'-0" x 31'-2"
el. 48'-0"
9'-10" ceiling
concrete
Pool Table/Play Area
Guest Bath/
ChangeRm
Guest Bedroom
Entry Foyer
Hall to Living
Powder Rm
Mechanical Rm
Laundry/
Mudroom
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Pool Table/Play Area
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el. 46'-0"
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15'-9" x 23'-3"
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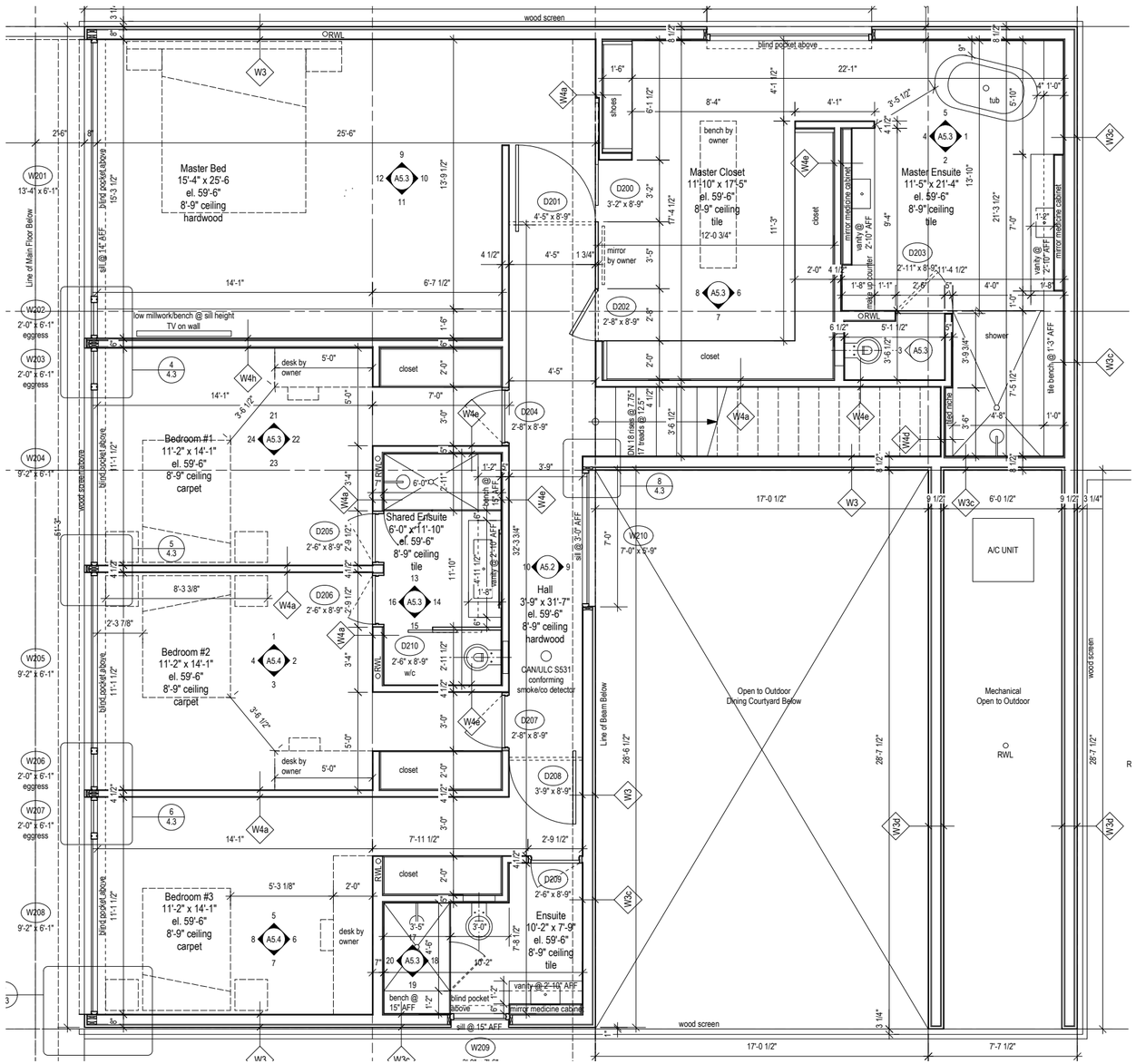
11'-10" ceiling
hardwood
Office
5'-6" x 6'-9"
el. 46'-0"
hardwood
Powder Rm
5'-3" x 5'-6"
el. 47'-0"
10'-10" ceiling
concrete
Hall to Living
5'-4" x 23'-10"
el. 47'-0"
concrete
Mechanical Rm
10'-9" x 5'-6"
el. 48'-0"
9'-10" ceiling
concrete
Laundry/
Mudroom
6'-8" x 19'-11"
el. 46'-0"
11'-10" ceiling
concrete
2 Car Garage
23'-0" x 31'-2"
el. 48'-0"
9'-10" ceiling
concrete
t/o wall el. 45'-6"
stone step el. 44'-6"
stone step el. 45'-0"
stone step el. 45'-6"
t/o glass railing el. 47'-6"
line of roof overhang above
pool cover/mechanical below
line of floor above
beam above
shrub pocket above
sill @ 3'-0" AFF
void
to void
to counter @ 2'-10" AFF
to counter @ 3'-0" AFF
sill @ 3'-7" AFF
2 sliding doors
3 sliding doors
shear wall; ply this side
CANULC 5531
conforming
smoke/co detector
DN 2 rises @ 6"
DN 4 rises @ 7"
DN 18 rises @ 7.75"
(7) risers @ 13.5"
line of ceiling drop
open to above
At least one straight, continuous conduit run that extends from the area directly adjacent to the primary water heater to the designated area for a future solar hot water system. The minimum diameter for a single run is 150mm. (60mm if two conduit runs are provided).


wood screen
ORWL
W3
W4b
blind pocket above
shoes
bench by owner
Master Bed
15'-4" x 25'-6
el. 59'-6"
8'-9" ceiling
hardwood
Master Closet
11'-10" x 17'-5"
el. 59'-6"
8'-9" ceiling
tile
Master Ensuite
11'-5" x 21'-4"
el. 59'-6"
8'-9" ceiling
tile
tub
W4e
mirror medicine cabinet
vanity @ 2'-10" AFF
W3c
W201
13'-4" x 6'-1"
Line of Main Floor Below
sill @ 14" AFF
blind pocket above
D201
D200
3'-2" x 8'-9"
D203
2'-11" x 8'-9"
mirror by owner
D202
2'-8" x 8'-9"
low millwork/bench @ sill height
TV on wall
W202
2'-0" x 6'-1"
eggress
W203
2'-0" x 6'-1"
eggress
W4h
desk by owner
closet
shower
tile bench @ 1'-3" AFF
W3c
Bedroom #1
11'-2" x 14'-1"
el. 59'-6"
8'-9" ceiling
carpet
D204
2'-8" x 8'-9"
W4a
W4d
slide niche
W204
9'-2" x 6'-1"
wood screen above
blind pocket above
RWL
Shared Ensuite
6'-0" x 11'-10"
el. 59'-6"
8'-9" ceiling
tile
bench @ 15" AFF
sill @ 3'-7" AFF
D205
2'-6" x 8'-9"
W4a
W4b
W4e
W3
W3c
W210
7'-0" x 5'-9"
A/C UNIT
Hall
3'-9" x 31'-7"
el. 59'-6"
8'-9" ceiling
hardwood
D206
2'-6" x 8'-9"
W4a
W4b
CAN/ULC S531
conforming
smoke/co detector
Bedroom #2
11'-2" x 14'-1"
el. 59'-6"
8'-9" ceiling
carpet
D210
2'-6" x 8'-9"
w/c
RWL
W205
9'-2" x 6'-1"
blind pocket above
W4a
W4b
D207
2'-8" x 8'-9"
Line of Beam Below
Open to Outdoor
Dining Courtyard Below
Mechanical
Open to Outdoor
RWL
W206
2'-0" x 6'-1"
eggress
W207
2'-0" x 6'-1"
eggress
desk by owner
closet
D208
3'-9" x 8'-9"
W3
W3d
W3d
W4a
Bedroom #3
11'-2" x 14'-1"
el. 59'-6"
8'-9" ceiling
carpet
desk by owner
RWL
closet
D209
2'-6" x 8'-9"
W208
9'-2" x 6'-1"
blind pocket above
Ensuite
10'-2" x 7'-9"
el. 59'-6"
8'-9" ceiling
tile
W3c
bench @ 15" AFF
blind pocket above
vanity @ 2'-10" AFF
mirror medicine cabinet
sill @ 15" AFF
wood screen
W209
W3
W3c
17'-0 1/2"
7'-7 1/2"

About the designers - McLeod Bovell

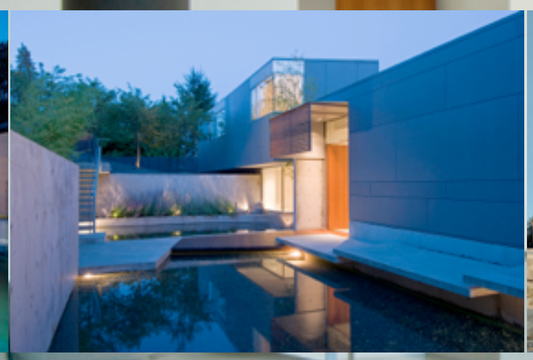
MCLEOD
BOVELL
MODERN
HOUSES

A custom house begins with ideas

Designing a complete environment that fully expresses the way you want to live means that we enter each project without an agenda. We begin by locating ideas that will shape the project. Ideas arise from close communication with our clients and a careful consideration of the site. Good ideas exploit embedded opportunities which give projects purpose and drama.

Our role is to find these ideas and use them to inform the thousands of good decisions that create a successful, custom result. We manage this process from initial design meeting to final interior detail in order to create an experience for our clients that is smooth, fulfilling, and aligned with who they are.

Matt McLeod and Lisa Bovell have a combined 30 years of experience designing complete residential environments- building, interiors, and landscapes. They are committed to a personal approach with clients, builders and trades. As principals, they are directly involved with your project bringing persistence, enthusiasm, and care to every aspect of the work.



About the builder - J. Bannister Homes

Julian Bannister, Owner

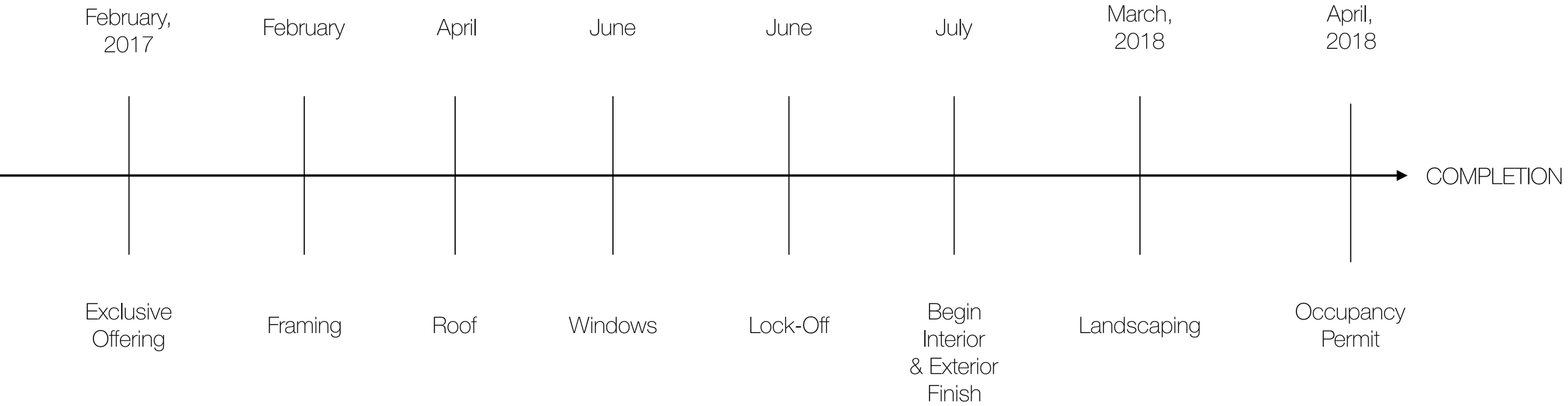
Julian has been building in West Vancouver for over 20 years. In that time, he and his team have been privileged to build dozens of luxury custom homes.

Stephen Wright, Construction Manager

Stephen has been part of the J. Bannister Team since 2003 and is in charge of managing all of the day-to-day aspects of the onsite construction elements of building our projects.

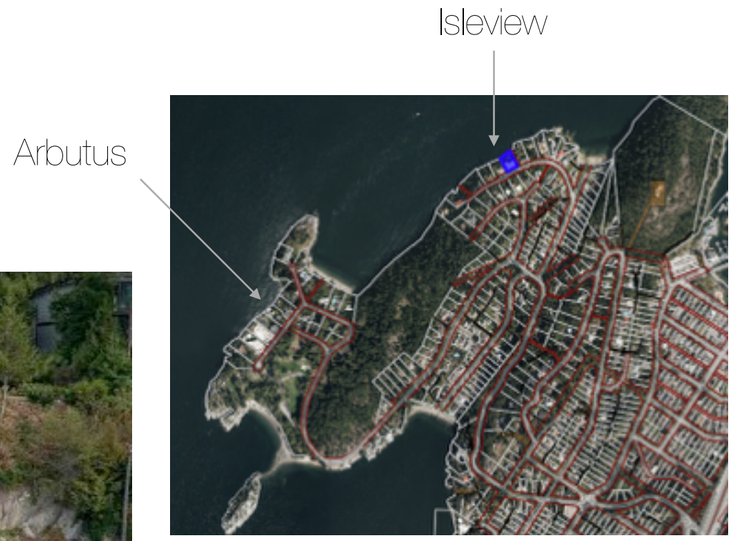
"With a steadiness of diligence, intensity and thoroughness coupled with a client relationship built on collaboration, transparency and trust, the construction of your home by J. Bannister Homes moves beyond a complex, laborious process and becomes an exciting time for creating the custom-built home of your dreams."

The project time-horizon (tentative schedule)



Comparable waterfront SOLD

- 6955 Isleview Road
- SOLD in February 2016 for $11,100,000
- 5,224 sq|ft home on 14,757 sq|ft lot
- Isleview is NORTH facing
- Home was built in 1999



Geoff Taylor

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MLS MEDALLION CLUB MEMBER

ANGELL & HASMAN ASSOCIATES