



708-4685 VALLEY DRIVE  
**Quilchena | Vancouver**





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**Offered at: \$3,988,000**

### LUXURIOUS LIVING IN QUILCHENA

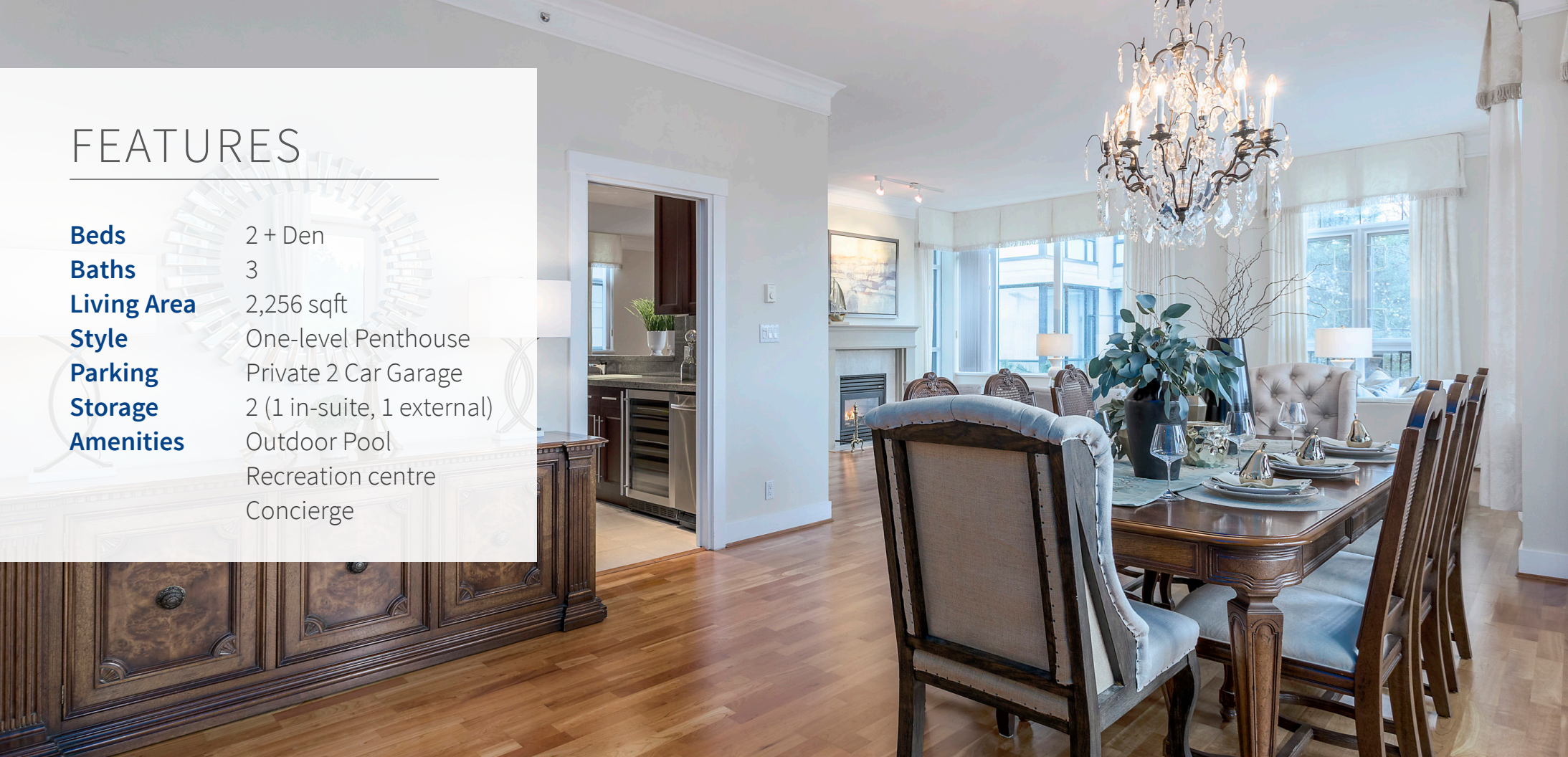
Rarely offered: Stunning one - level Penthouse with luxury appointments at every turn in the heart of one of Vancouver's most prestigious Westside neighbourhoods. Spacious and well laid out, detail is everything in this 2,256 square foot home in the very desirable Marguerite House, built by Polygon and featuring concrete construction at the highest standards. Two expansive balconies offer sunny south & east facing terrace views to Quilchena Park, as well as city views to the west. The air conditioned penthouse makes a grand first impression with a large entrance foyer, 9'8" ceilings, a chef's kitchen

with granite countertops, spacious dining room and living/entertainment areas, 2 master bedrooms - one appointed with large walk in closet and 3 bathrooms. Ensuities feature radiant in floor heating. Location is everything, with tranquil Quilchena park below to walk your pet, and amenities such as the Arbutus Club, Arbutus Shopping Centre, The Hellenic Centre and Starbucks just steps away. Building amenities include private gated 2 car garage, 2 storage lockers (one in suite and one external), outdoor pool, recreation centre, and concierge. Showing by private appointment only.

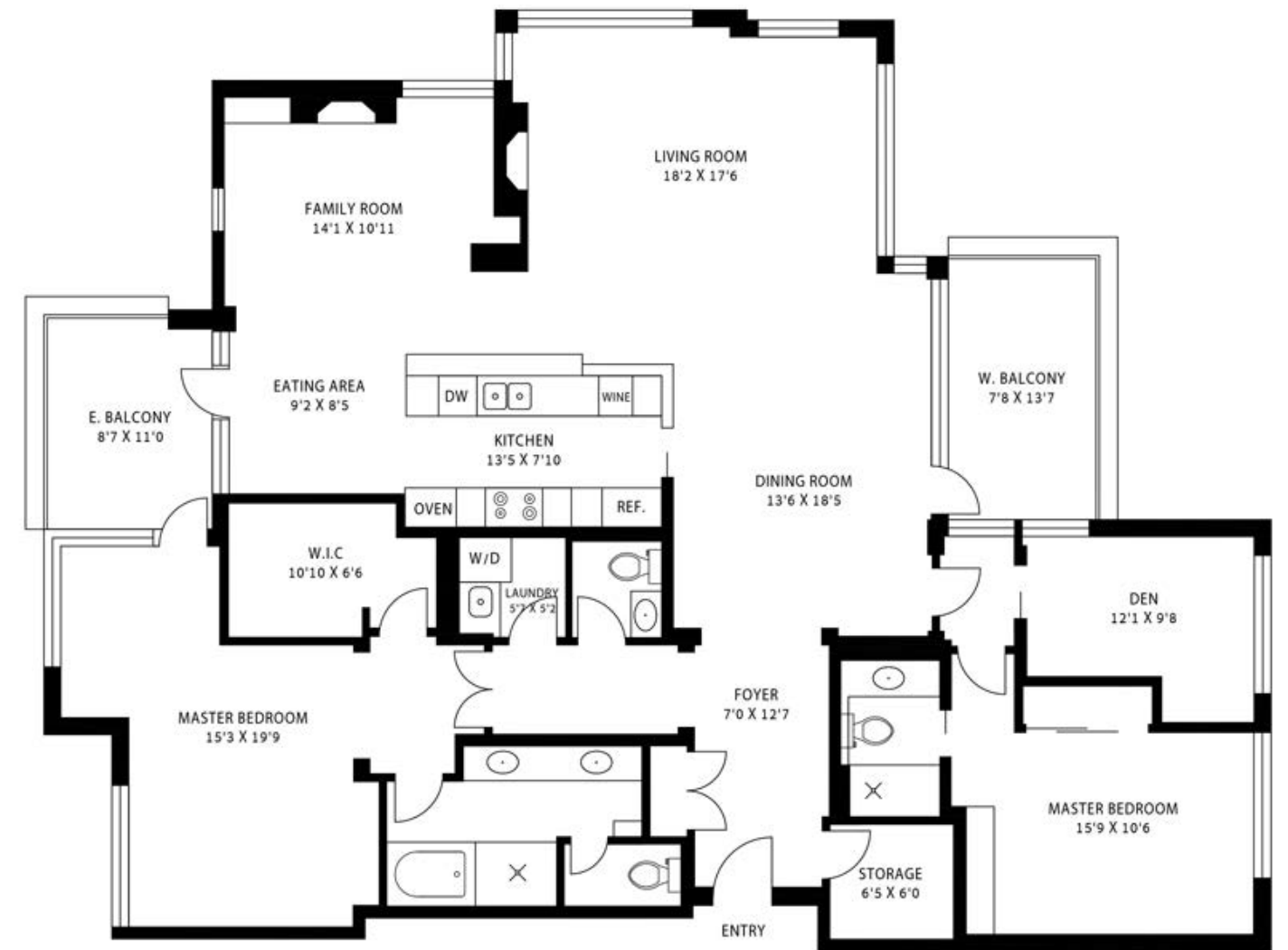


# FEATURES

- Beds** 2 + Den
- Baths** 3
- Living Area** 2,256 sqft
- Style** One-level Penthouse
- Parking** Private 2 Car Garage
- Storage** 2 (1 in-suite, 1 external)
- Amenities** Outdoor Pool  
Recreation centre  
Concierge







## DIMENSIONS

<b>Foyer</b>	7'0" x 12'7"	<b>Dining Room</b>	13'6" x 18'5"	<b>Den</b>	12'1" x 9'8"
<b>Family Room</b>	14'1" x 10'11"	<b>Master Bed A</b>	15'3" x 19'9"	<b>W. Balcony</b>	7'8" x 13'7"
<b>Living Room</b>	18'2" x 17'6"	<b>Walk-in</b>	10'10" x 6'6"	<b>E. Balcony</b>	8'7" x 11'0"
<b>Eating Area</b>	9'2" x 8'5"	<b>Laundry</b>	5'7" x 5'2"	<b>Storage</b>	6'5" x 6'0"
<b>Kitchen</b>	13'5" x 7'10"	<b>Master Bed B</b>	15'9" x 10'6"		





# KEN STEF

PERSONAL REAL ESTATE CORPORATION

778 980 0066

kenneth@kenstef.com

www.kenstef.com

**RE/MAX**  
Crest Realty Westside

1428 West 7th Avenue  
Vancouver, BC V6H 1C1

Each office independently owned and operated

