

NEACSU DENNER GROUP

EUROPEAN INSPIRED
CUSTOM MASTERPIECE

197 Normanby Crescent
British Properties, West Vancouver



NEACSU DENNER GROUP

European Inspired Custom Masterpiece On Estate-Sized Half-Acre

197 NORMANBY CRESCENT | BRITISH PROPERTIES, WEST VANCOUVER

Offered at: \$11,888,000

Designed by Award Winning Architect David Christopher and built by luxury developer Future Living, this European inspired custom masterpiece is situated on an estate-sized half-acre lot, which backs onto the Capilano Golf and Country Club and offers beautiful views. Boasting over 9,800 SF of living space, this 6 Bedroom and 9 Bathroom home is finished at the highest appointed standards.

As you approach the estate up the heated wide driveway, you are welcomed by an masterfully designed and detailed exterior. Two double garages, each over height, allows room for multiple vehicle lifts and a total of 8 parking for ample storage of your motorcar collection. The vehicle turntable allows for a full-sized vehicle to be manoeuvred with precision and effortless parking.

As you enter the estate, you will be impressed with the 30ft soaring over-height ceilings, Italian marble flooring, detailed millwork, and grand double staircase. On this lower level, you will find many of the amenities this home has to offer. A state-of-the-art Dolby motion surround sound Media Room, with soundproofing, velvet surfaced walls, and a Wet Bar will impress even the most avid film enthusiast. A masterfully appointed office is privately located for the most discerning business person. The Games Room is oversized and can accommodate any sized pool or snooker table. The lower level spa includes a steam shower, a sauna, and pool change room. There is an additional bedroom or Nanny's quarters on this lower level.

Choose to walk up the gentle steps to the main level or choose to ride on the oversized Lift. As you arrive to the main level, you will be impressed with the expansive spaces that have been designed for functionality and luxurious living. Rich Herringbone Oak flooring has been installed throughout. The Chef's kitchen includes a over-sized illuminated Onyx island, a stainless steel Wolf & SubZero appliance package, custom intricate Walnut Cabinetry, an adjacent WOK Kitchen and Butler's Pantry. The impressive dining room offers

space for the most populated families and the adjacent temperature controlled wine room is conveniently located to display your finest collections to your family and guests. A large bedroom with ensuite is located on the main level for guests or in-laws. Both the family room and dining room are beautifully appointed with a custom fireplace and eclipse wall system that joins the outdoor space and the indoor space for a seamless transition.

As you walk out to the outdoor patio space, you will immediately notice the sweeping south and easterly views from the Harbour to Mount Baker. A large heated pool and jacuzzi is located on the Easterly outdoor wing with plenty of surrounding sun deck space. The Westerly wing offers a putting green with sand trap for the golf enthusiast of the family.

The double staircase and lift continue to the Upper Level which offers 4 large en-suited bedrooms. The Master Bedroom is located on it's very own wing of the home and offers ample storage and built-ins for both large walk-in closets, an impressive master ensuite finished with marble countertops and tile, a oversized steam shower, a jetted bathtub, and private water closet. The master bedroom itself enjoys beautiful views and a private expansive balcony.

The Junior Master Bedroom is as impressive as most master bedrooms of homes of this calibre with a large ensuited master bathroom, walk-in closet, and private expansive balcony with stunning views. There are two additional large bedrooms on this upper level and both are ensuited.

Custom features include but are not limited to Duravit plumbing fixtures, Gold Leaf featured cathedral ceilings, walnut clad windows, Schonbek Chandeliers, in-floor hot water radiant heating, air conditioning, heat recover ventilation, and an impressive fully integrated smart home Control 4 system. Few properties are built to this standard and even less are ever offered to market.



DJ DENNER

Licensed Real Estate Agent | Partner

dj@djdenner.ca

604 773 5204



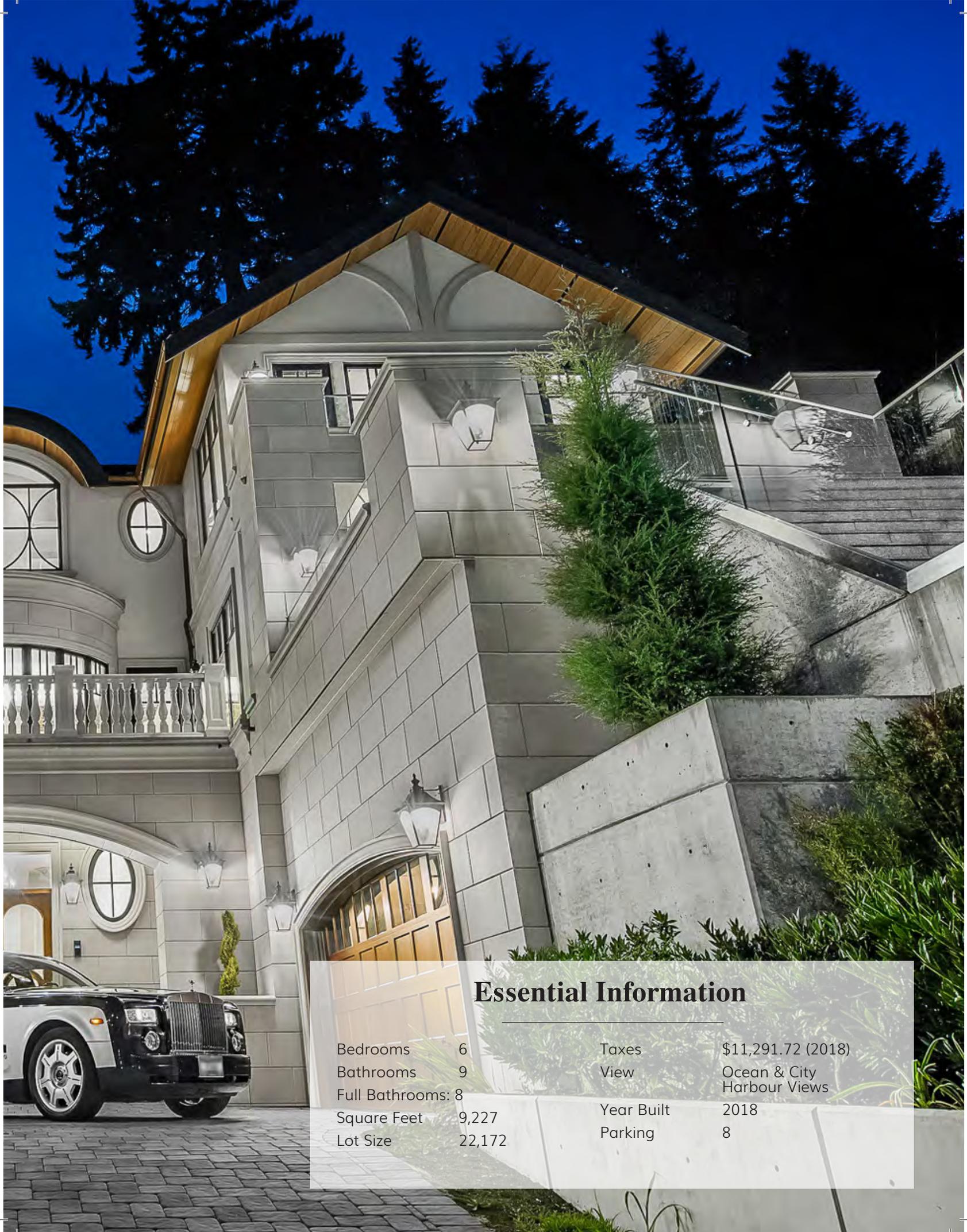
NICK NEACSU

Licensed Real Estate Agent | Partner

nick@nickneacsu.com

604 561 5363





Essential Information

Bedrooms	6	Taxes	\$11,291.72 (2018)
Bathrooms	9	View	Ocean & City Harbour Views
Full Bathrooms:	8	Year Built	2018
Square Feet	9,227	Parking	8
Lot Size	22,172		





NEACSU DENNER GROUP



neacsudenner.com | info@neacsudenner.com | #203 - 1544 Marine Drive, West Vancouver BC V7V 1H9

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)