



POURIA SADEGHI  
PERSONAL REAL ESTATE CORPORATION





## Listing Information

Location	Bayridge - West Vancouver
Lot size	15,250 SqFt
Building Size	6,661 SqFt
Year Built	2018
Bedrooms	6
Bathrooms	8
Construction	Concrete, Wood Frame
Heating	Radiant
Taxes	\$18,129.39 - 2019
Other Features	Air Conditioning, Elevator, Sauna/Steam Room
<b>Asking Price</b>	<b>\$7,380,000</b>

Located in one of West Vancouver's most exclusive locations boasting spectacular ocean views, this brilliantly designed 6 bedrooms, 6 full & 2 half bathrooms modern masterpiece is a rare example of high-performance construction with a sensational ambiance providing almost 6700 sq ft of expansive living on three spacious levels providing an indoor-outdoor lifestyle like no other and incorporating every modern amenity one could dream of with comfort, elegance, and absolute sophistication.













# Pouria Sadeghi

778.822.8888    pouria@pouriasadeghi.com  
www.pouriasadeghi.com

## 3811 Southridge Avenue, West Vancouver

6 bedrooms + 6 full bathrooms + 2 half bathrooms



**Main Floor - 2,345 sq.ft.**  
Ceiling height - 10' 1"

**ENTRANCE**



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Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. We make no guarantee, warranty, representation, expressed or implied, as to the accuracy and completeness of this rendering. Independent verification is recommended. E&O Insured for \$1,000,000



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## 3811 Southridge Avenue, West Vancouver

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**Upper Floor - 2,196 sq.ft.**  
Ceiling height - 8' 0" to 10' 3"



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## 3811 Southridge Avenue, West Vancouver

6 bedrooms + 6 full bathrooms + 2 half bathrooms

**Lower Floor - 1,665 sq.ft.**  
Ceiling height - 8' 9"



Lower Floor: 1,665 sq.ft.  
Main Floor: 2,345 sq.ft.  
Upper Floor: 2,196 sq.ft.  
**Total Interior: 6,206 sq.ft.**

Garage: 430 sq.ft.  
Porch: 557 sq.ft.  
Patios: 1,505 sq.ft.  
Balconies: 290 sq.ft.



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## Residential Housing

This special part of West Vancouver has long had the reputation of special status within the local and international real estate community. The neighborhoods of West Vancouver Waterfront West are enclaves for old money, movie moguls and tech entrepreneurs featuring hidden beaches, postcard-perfect perches and outstanding west coast architecture. The majority of homes are detached dwellings with private ownership over 90 percent. There is a smaller percentage of condos, duplexes & townhouses available. From traditional mansions to the finest in contemporary design and architecture.

## Shopping

Shopping local is a way of life in West Vancouver West neighborhoods. The convenient Caulfeild Shopping Centre is a place to get groceries, a facial or pick-up stamps at the local post office. Park Royal Shopping center is also less than 10 minutes away from Westmount neighborhood that includes world-class restaurants and shopping/clothing brands also Steve Nash Sports club for your exercise routine.

## Schools

As part of School District #45 in West Vancouver, the neighbourhoods of West Van Waterfront West have easy access to the finest in public and private education. Local primary and elementary schools with grades K to 7 include Caulfeild, Cypress Park, Eagle Harbour, Glen Eagles and West Bay, many offering the International Baccalaureate® (IB) Organization with four high quality international education programmes to more than one million students in 144 countries. The local public high school with grades 8 to 12 includes Rockridge Secondary School in Upper Caulfeild. Private schools nearby include Mulgrave School, a K to 12 non-denominational prep school and Collingwood School with grades 8 to 12, a top five ranked university prep school with a national reputation for speech and debate, performing arts and outdoor education.





Acro construction has been involved in construction of brand new homes in West Vancouver since 2012 and has been involved in the construction of multiple architecturally stunning buildings in Greater Vancouver. They have been known as one the leaders of luxury home builders in the industry and their innovative homes are among the best homes in any market and neighborhood.

[acroconstruction.ca](http://acroconstruction.ca) | [info@acroconstruction.ca](mailto:info@acroconstruction.ca)



Pouria has exceptional knowledge of luxury homes in the Northshore, Vancouver, Coal Harbour, Yaletown, gas town and surrounding areas. His sales records indicate a strong trust invested in him by his clients. His negotiation skills were vivid as soon as he started his first business. Nevertheless, with Pouria, you can trust his expertise and be assured that you are in safe hands. Pouria has always been committed to honesty and integrity in his personal and professional life. He has his client's best interests at heart and has always put his client's interests as his highest priority in his career. Pouria completes every day as if it was his own and treats his clients as members of his own family; with Pouria by your side, you can feel confident about investing in real estate.

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**POURIA SADEGHI**  
PERSONAL REAL ESTATE CORPORATION

**ANGELL HASMAN**  
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**3811 Southridge  
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