



4344 Rockridge Road
\$10,000,000



With Ice & Fire Views....



Presented by: Lionel Lorence & Clayton Lorence
RE/MAX Lionel Lorence Realty 1453 Bellevue Avenue, West Vancouver
Email: info@lionellorence.com Website: www.lionellorence.com
Lionel: 604-644-3700 Clayton: 604-644-0500 Office: 604-913-9842

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Features & Amenities

Flooring – travertine stone (imported from Turkey) & walnut throughout (broadloom in the 4 bedrooms)

Under floor (travertine) radiant heat zones, both electric & water

Adjustable Lutron-eye scene lighting in 4 areas, plus dimmers in most other areas

Silent touch sensitive garage doors with tempered glass panels

High end cinema center & music center installation by La Scala featuring Kaleidescape in 3 viewing areas ***

High end Miele kitchen and pantry with 10 lineal ft (3 major Miele units) of built-in refrigeration, and solid 1 1/4" honed 'Absolute Black' granite counter tops... also includes double ovens, warming drawer, 5 burner cooktop, S/S vent hood, built-in S/S dishwasher

Viking outdoor built-in kitchen in stainless and granite on its own mezzanine level... including 52" BBQ, stove burners, fridge, warming drawer, sink with hot (instant on) and cold water, S/S cabinetry, lighting, curved extra deep granite counter top

4 custom finished fireplaces

Custom designed wood paneling, millwork and built-ins throughout

Main floor walkout to expansive deck, pool and hot tub... perfect for entertaining

Over 6,500 +/- sqft of quartzite stone (imported from China) outdoor deck, patios and balconies (including space occupied by pool and hot tub)

Over 450 linear feet of frameless 5/8" outdoor tempered glass railings, secured with 524 S/S bolts

Large entertainment sized pool & hot tub

8 'D glass tiled hot tub (seats 10-12) with 12 jets

Outdoor infrared sauna (seats 3)

7'x5' indoor steam room in granite and tile (seats 5-6)

Front courtyard with over 2,300 sq ft of level parking for up to 11 +/- vehicles

Outdoor landscape lighting and sprinkler system

Gateposts with granite capstones (imported from China) with 360 degrees of indirect lighting below the granite capping

Panoramic ocean, mountain and city views from every main and top floor room... including Mount Baker, Lions Gate Bridge, downtown, English Bay, Point Grey, North Shore mountains and Vancouver Island... sunrise and sunset and everything in-between. Watch the fireworks from your bed.

Fully taped security

Air conditioned throughout (2 heat pumps... Bryant and Dacon)

Extensive use of large glass windows and doors

Extensive frameless glass and stonework in bathrooms

Large concrete subterranean cooling rooms conducive for wines and other foods

202 units of flush mount low voltage halogen lighting systems – for additional interior lightings

40 units of flush mount low voltage halogen light lighting systems – for additional exterior lightings



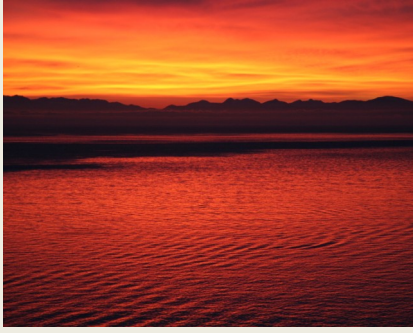
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West Vancouver, Rockridge

MLS# V967065

Residential Detached

4344 ROCKRIDGE RD, V7W 1A7**Active**List Price: **\$10,000,000**Complex/Subdiv: **ROCKRIDGE**

Frontage: **0.00 ft** Bedrooms: **5** PID: **008-916-527**
 Depth/Size: Bathrooms: **6** Type: **House/Single Family**
 Lot Area SqFt: **53143.00** Full Baths: **5** Approx Yr Blt:
 Rear Yard Exp: **S** Half Baths: **1** Age at List Date:
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$13,712 (2012)**
 Flood Plain: **No** Zoning: **SFD**
 View: **Y - PHENOMENAL UNOBSTRUCTED**
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **7** Covered Parking: **3**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Triple, Open**
 Exterior: **Stone, Wood**
 Rainscreen: R/I Plumbing: Dist to Public Trans: **2 BLKS** Dist to School Bus: **2 BLKS**
 Type of Roof: **Wood** Possession:
 Renovations: **Completely, Substantially** Reno Year: Title to Land: **Freehold NonStrata**
 Flooring: **Hardwood, Tile, Wall/Wall/Mixed** Seller's Interest: **Registered Owner**
 Water Supply: **City/Municipal** Mortgage Info: **\$0**
 Heat/Fuel: **Electric, Forced Air, Natural Gas**
 No. of Fireplaces: **4** R/I Fireplaces: Property Disclosure: **Y**
 Fireplace Fuel: **Gas - Natural** Out Buildings: **/Garage Sz: 23'0 x 19'5**
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed: **N**

Legal: **PL 12277 LT 5 BLK N DL 582 LD 36 GROUP 1**
 Amenities: **Exercise Centre, Garden, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Shopping Nearby**
 Features Inc: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Security System, Sprinkler - Inground, Swimming Pool Equip., Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	30'3 X 18'3	Above	Master Bedroom	19'6 X 15'7	Below	Storage	23'3 X 10'0
Main F.	Kitchen	17'7 X 11'8	Above	Bedroom	14'11 X 10'7	Below	Storage	22'9 X 12'0
Main F.	Dining	15'0 X 14'1	Above	Bedroom	14'1 X 12'2			X
Main F.	Eating Area	19'8 X 14'5	Above	Bedroom	20'7 X 12'2			X
Main F.	Family Room	19'7 X 18'10	Above	Office	19'6 X 15'2			X
Main F.	Master Bedroom	18'3 X 15'0	Above	Library	21'10 X 15'2			X
Main F.	Walk-In Closet	7'1 X 6'8	Below	Recreation Room	31'2 X 10'9			X
Main F.	Pantry	8'0 X 7'9	Below	Games Room	16'2 X 15'0			X
Main F.	Laundry	11'8 X 7'9	Below	Media Room	22'10 X 21'8			
Main F.	Entrance Hall	16'7 X 7'7	Below	Butlers Pantry	22'9 X 19'2			

Floor Area (SqFt):
 Main Floor Area SqFt: **2,970** Total # Rooms: **22**
 Finished Floor Up SqFt: **2,626** # Kitchens: **1**
 Finished Floor Down: **1,803** Finished Levels: **3**
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height:
 Total Finished Floor SqFt: **7,399** Basement Area: **Full, Fully Finished**
 Unfinished Floor: **0** Suite:
 Grand Total Floor Area: **8,460**

Bathrooms
 1 **2 Piece; Ensuite: N; Level: Main F.**
 2 **5 Piece; Ensuite: Y; Level: Main F.**
 3 **5 Piece; Ensuite: Y; Level: Above**
 4 **5 Piece; Ensuite: N; Level: Above**
 5 **3 Piece; Ensuite: N; Level: Above**
 6 **3 Piece; Ensuite: N; Level: Below**
 7
 8

Listing Broker(s): **RE/MAX Lionel Lorence**

Your dream estate waits! Complete transformation into a custom built masterpiece, designed to the utmost highest quality & finishing's. The attention to detail is 2nd to none, utilizing every square inch of this 53,000± sqft property perched on a rock bluff that commands extraordinary picturesque views of the Lions Gate Bridge, Stanley Park, Vancouver City Scapes out to Point Grey and beyond to the Vancouver Island Coastline. This grandeur home Offers over 8,400 ± sqft of interior living space that opens out to an outdoor living area that is truly beyond anything you have ever seen...World class home in a world-class neighborhood in the highly desirable Rockridge area...

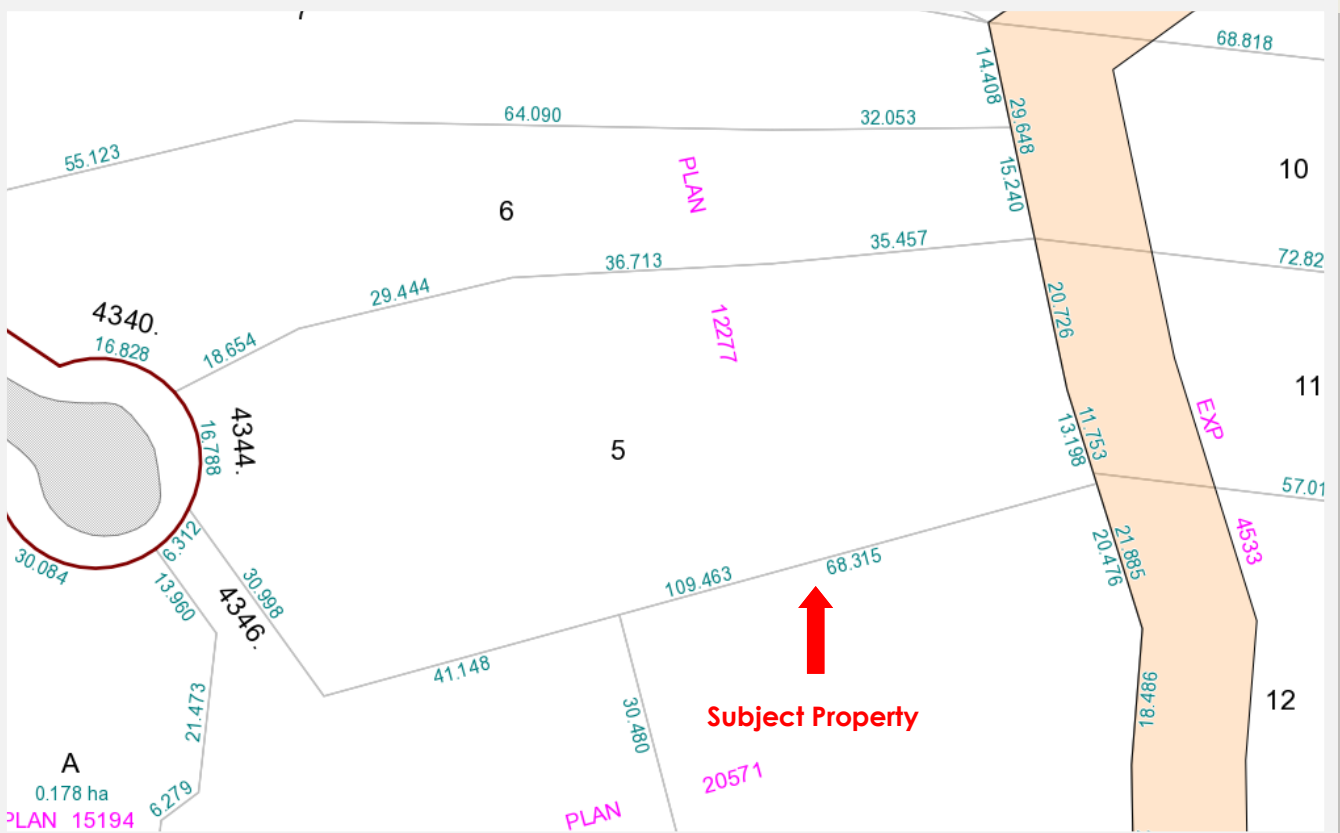
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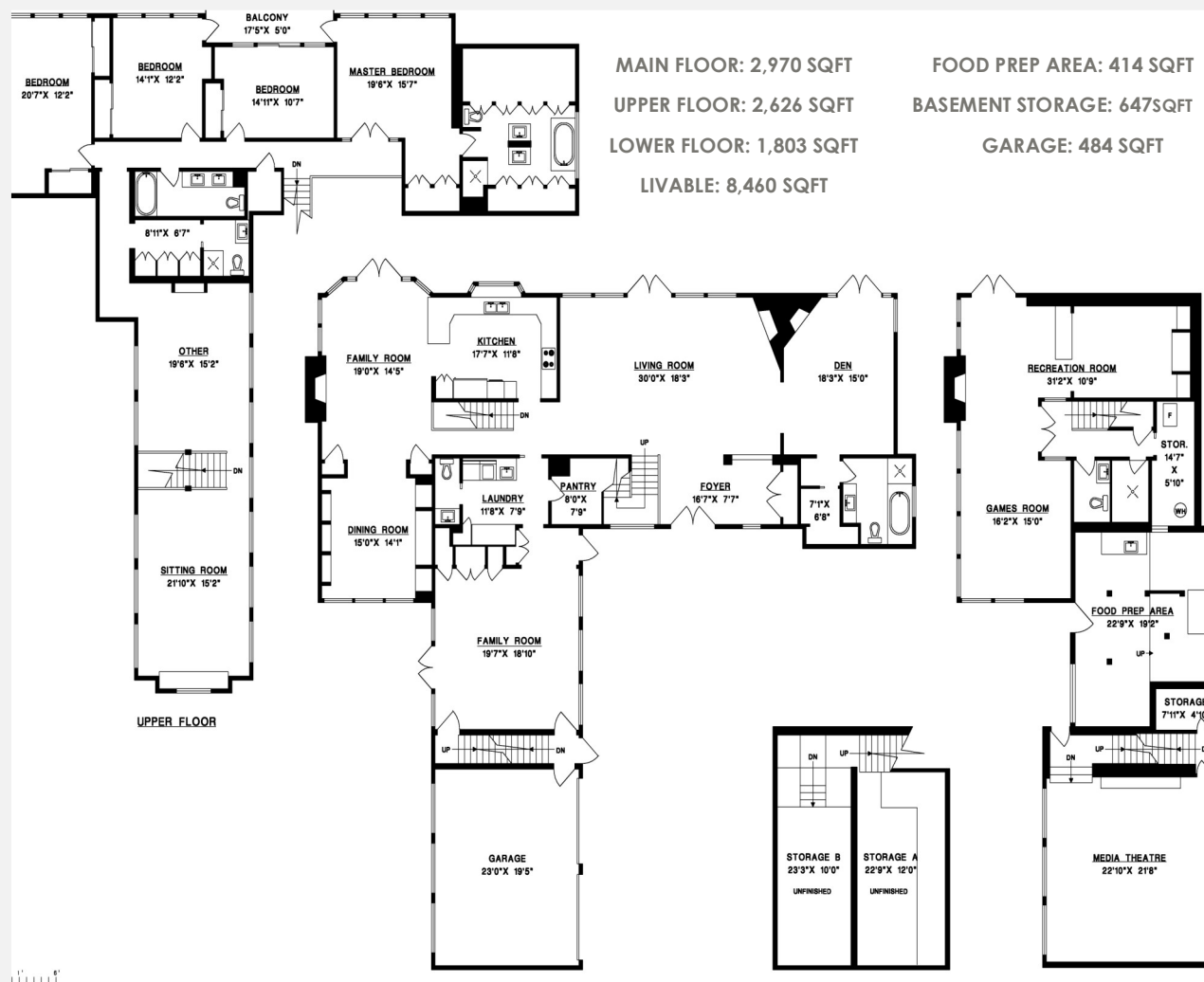
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Spectacular newly built masterpiece situated on a massive "estate" sized 53,100± sqft lot with sensational year round sunrise's & sunsets overlooking the Lions Gate bridge, Vancouver city-scapes to Pt. Grey & beyond to the Vancouver Island horizon... This show stopping Cape Cod style home built by Sugden Contracting, meticulously & elegantly Designed by Johnson & McLeod boasting over 8,400 ± sqft of interior space & more than 6,400± sqft of outdoor living space with outdoor pool & hot-tub, state of the art stainless steel BBQ lovers dream kitchen! The attention to detail is 2nd to none with too many features to put into words... This is truly a one of a kind – once in a lifetime lifestyle that will take your breath away... World class home in a world-class neighborhood in the highly desirable Rockridge area...

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Please visit our website for more information,
floor plans, & colour slideshow
of this magnificent property.



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