

**Sitter Residence
1052 Esquimalt Ave.
West Vancouver, B.C.**

May 13, 2013

LOT & BUILDINGS

South side view property, close to all amenities
50 X 120 professionally landscaped lot with pond feature
3800 sq. ft. house and 660 sq. ft. garage with garden building (topped with a flower garden roof)
Short walk to Park Royal and Ambleside shopping areas
7 minute drive to downtown Vancouver
12 minute drive to the Horseshoe Bay Ferry
Easy access to transit
Low maintenance garden with accent lighting & 6 zone sprinkler system
Private back yard & decks
Near Leyland Park

VIEWS

Close-in iconic views of Stanley Park, Lions Gate Bridge, downtown Vancouver, Ambleside and Kitsilano from all floors
Green roof on garage with year-round interest
Private patio garden and water view from suite

DESIGN

Contemporary design
Built by Wallmark Custom Homes; finished Oct. 2008 (less than 5 years old)
Design by Martin Kaffka
Interiors by Altamont Interiors
Landscape design by David van Stolk

GREEN FEATURES

Geothermal heating/air conditioning system with desuperheater
Hot water in-floor heating (lower floor) and forced air (upper floors) which allows for maximum heating efficiencies
HRV (heat recovery ventilator) throughout
Back-up on-demand hot water system
Top quality Low E³ vinyl windows (Vinyltek)
Programmed hot water circulation & recovery system
Dual flush toilets
Solid foam insulation on all exterior interfaces
Motion sensor faucet in kitchen to save water
Large secure double compost bin in back corner of yard
No lawn (saves water)
Collapsible outdoor clothes rack on patio off master bedroom (folds into cover & blends into stucco)

BUILT-INS

Vacuum system

High quality speaker system in great room, library and media room

Extensive cabinetry in office, library, laundry room media room and mud room

Elevator (3 floors)

Flat screen TVs in kitchen, library and media room plus cable outlets in bedrooms, laundry room and suite

Cat 6 wiring for AV/telephone/computer/cablevision hook-ups throughout as well as HDMI wiring to AV equipment

Window coverings in master bedroom & ensuite, library, 3rd bedroom and suite

Solar shades in office and great room (motorized in great room)

3 contemporary gas fireplaces

Top of the line gas BBQ with searing station plus hood fan and stainless steel cabinets

SECURITY

Monitored alarm system with exterior security cameras

Interior sprinkler system

Active Block Watch program

UPPER FLOOR

- Foyer
- Office
- Powder room
- Open plan kitchen, dining, living areas with gas fireplace and all with close-in views to south, east and west
- Skylights over office, stairwell, kitchen & great room for light in winter (with solar shades for summer)
- 600 sq ft surrounding deck with frameless glass railings, stainless-steel outdoor kitchen, overhead heaters and gas fire pit

MIDDLE FLOOR

- Master bedroom with deck and views to green roof and beyond to the water
- Master ensuite with adjoining walk-in closet, separate toilet room, 2 large separate vanities, large shower, soaker tub (with view to the water) and linen cupboard.
- Library/guest bedroom with walk-in closet, 3 piece ensuite bathroom, gas fireplace, deck with glass railing, built-in desk and media area, built-in flat screen TV and surround-sound built-in speakers
- 3rd bedroom with 3 piece ensuite bathroom
- Laundry room with large size high end washer and dryer, large laundry sink and lots of linen storage

LOWER FLOOR

- Media room with gas fireplace, wet bar with wine/beer fridge, built-in TV and surround sound speakers
- Home gym with built-in TV and separate air circulation system
- Mechanical room
- Large mud room with extensive storage
- Legal suite with full kitchen (with view of the water), 3 piece bathroom, washer and dryer and access to private garden patio
- Ground level access to both street and alley

GARAGE

- 2 car garage with lane access and adjoining large garden/storage area (660 sq. ft.)
- Generous parking for 2 more cars in front of the house plus option to develop third parking space beside the garage.

FEATURES:

Vaulted ceiling (17') with exposed Douglas Fir beams and 8 sky lights on main floor living area

9' ceilings on middle and lower floors

2" thick solid core interior doors with high-end designer hardware

Motorized solar shades on select windows

Solid edge grain white oak floors on top 2 storeys

3 contemporary gas fireplaces

6 bathrooms (4 ensuite plus 2 powder rooms)

All counters are granite or quartz

Commercial grade phone/intercom system

Designer light fixtures, including contemporary Schonbek Swarovski crystal dining chandelier

Contemporary Wenge cabinetry in office, library, master ensuite and kitchen

Eclipse folding doors open great room to deck area for indoor/outdoor living

Top quality built-in 42" SS BBQ with searing section and overhead hood fan

Built-in SS cabinets and quartz counters surrounding BBQ

Built-in gas fire pit on deck

Built-in overhead heaters on deck (2000 kw each)

Glass deck railings

Kitchen: top quality appliances & plumbing fixtures

separate fridge & freezer with pantry between

4 burner gas cooktop with grill/griddle

Built-in micro-convection oven

Built-in convection and warming ovens

Triple sink with sensor faucet

Dishwasher

Granite counters with raised eating bar

Easy access to BBQ & outdoor kitchen

Ramp from garage to mudroom plus elevator for easy access (wheelchair accessible) and moving groceries etc.

Programmable lighting

All bedrooms with ensuite bathrooms

All bathrooms with in-floor electric heating

Forced air heat and air conditioning on top 2 floors and radiant hot water heat on bottom floor

Built-in step ladders in cabinetry kick on 3 floors

LED step lights

Stairs have 6 ½" rise (less steep than most)

Sound insulating board installed in media room, master bedroom and suite