



Presented by:

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Active
R2051699
Board: V
House/Single Family

4432 STONE CRESCENT

West Vancouver
Cypress
V7W 1B7

Residential Detached

\$6,388,000 (LP)

(SP)



Sold Date:	Frontage (feet):	84.00	Original Price: \$6,885,000
Depth / Size (ft.): Irregular	Bedrooms:	5	Approx. Year Built: 2015
Lot Area (sq.ft.): 12,734.00	Bathrooms:	5	Age: 1
Flood Plain:	Full Baths:	4	Zoning: SFD
Rear Yard Exp: South	Half Baths:	1	Gross Taxes: \$6,219.05
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: 007-649-851
			Tour:

View: **Yes: Panoramic Close In Water Beach**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Electric, Gas - Propane**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Heat Pump**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL VAP15588 LT 1 BLK H DL 582 LD 36**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'1 x 8'8	Above	Bedroom	14'10 x 13'4			x
Main	Living Room	17'5 x 14'1	Above	Walk-In Closet	5'7 x 3'5			x
Main	Dining Room	16'9 x 13'4	Above	Bedroom	12'0 x 11'11			x
Main	Kitchen	23'2 x 11'2	Above	Laundry	9'1 x 5'3			x
Main	Pantry	10'7 x 7'	Below	Media Room	21'11 x 15'1			x
Main	Family Room	23'2 x 14'2	Below	Bar Room	9'7 x 9'5			x
Main	Den	10'3 x 9'4	Below	Bedroom	10'9 x 9'11			x
Main	Mud Room	6'5 x 5'7	Below	Bedroom	10'9 x 9'11			x
Above	Master Bedroom	15'3 x 14'8						x
Above	Walk-In Closet	9'1 x 6'2						x

Finished Floor (Main): **2,362**
Finished Floor (Above): **1,413**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,290**
Finished Floor (Total): **5,065 sq. ft.**
Unfinished Floor: **0**
Grand Total: **5,065 sq. ft.**

of Rooms: **18**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	Yes
4	Above	3	Yes
5	Below	4	No
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

One of a Kind Close-in Water views from this Mediterranean Traditional styled Mansion. 5 bdrm luxury home is simple perfection. Custom built to finest of details by Interior Designer owner home boasts 5,000 sq.ft. w/ ocean views and beach views from all 3 levels. Chefs kitchen w/ Quartz countertops over sized island, Butler's or Wok kitchen, coffered ceilings, HW floors, French doors opening to covered patio w/ FP w/ level grass yard room for pool. Upper floor: 3 bdrms w/ stunning MBdrm w/ 4 Seasons styled spa ensuite and unobstructed water views. Media Room bar area and 2 bdrms down. Private 12,734 sq.ft. lot w/ SW exposure. Brick driveway, AC, 4 fireplaces, private cul-de-sac. You won't find a better water and beach view in West Van...feels like waterfront. Few minutes walk to the beach.