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WESTBAY HOUSE

3478 Marine Drive, West Vancouver BC.

This stunning brand new, modern, architecturally designed home is situated in the heart of West Vancouver's West Bay neighbourhood. Located on a semi-waterfront property in natural, park-like setting and offering incredible views of the water and city beyond, it is also conveniently-located close to shopping, schools, parks, and transportation. This 4 bedroom + office/4.5 bath home features open concept living and spacious high-ceilings at all floors featuring european glazing and sliding doors opening up to fabulous covered outdoor spaces off the living room, family room and master bedroom letting the outside in. The house features exposed concrete walls, light oak wood ceilings and brushed gold hardware creating warm, natural spaces. The Westbay House is an example of high quality design and exceptional craftsmanship in a fabulous location.

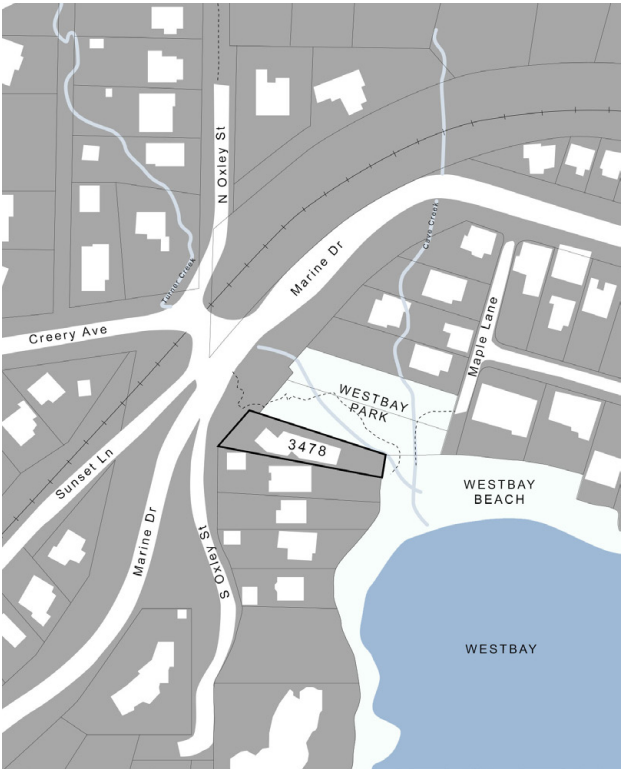


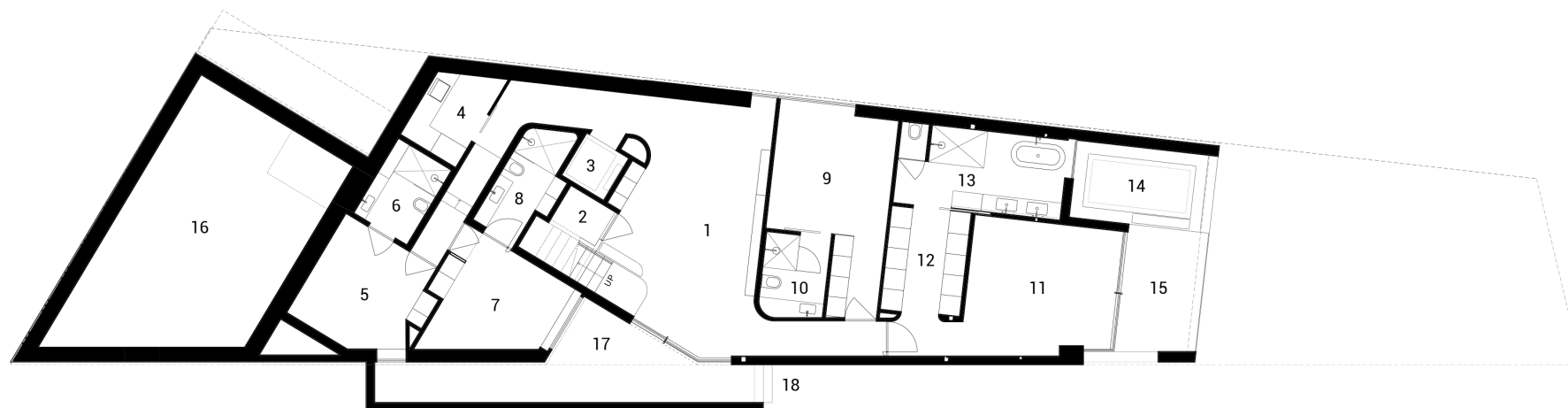


Property Summary

Title	Freehold
Property Type	Single Family
Lot size	8282 ft² (769.4 m²)
Floor Area	4081.3 ft² (373.8 m²)
Lower	1881 ft² (174.8 m²)
Upper (incl. Garage)	2200.3 ft² (204 m²)
Deck	
Lower	94 ft² (8.7 m²)
Upper	368 ft² (34.2 m²)
Building Type	House
Storeys	2
Bedrooms	4
Office	1
Bathrooms	4.5
Built	Construction started 2020
Parking Type	Attached Double Car Garage with storage

- Car friendly
- Excellent access to freeways and major arteries.
- Location
- Adjacent to West Bay Park and West Bay Beach
- Quiet
- Very few sources of noise nearby.
- Elementary Schools
- The closest elementary school is within a 15-minute walk.
- Park
- A medium-size park and some other smaller parks nearby the area.
- Shopping / Food
- Great access to coffee shops and groceries in Dunderave within a 5 min drive. Park Royal Mall is a 15 min drive away.

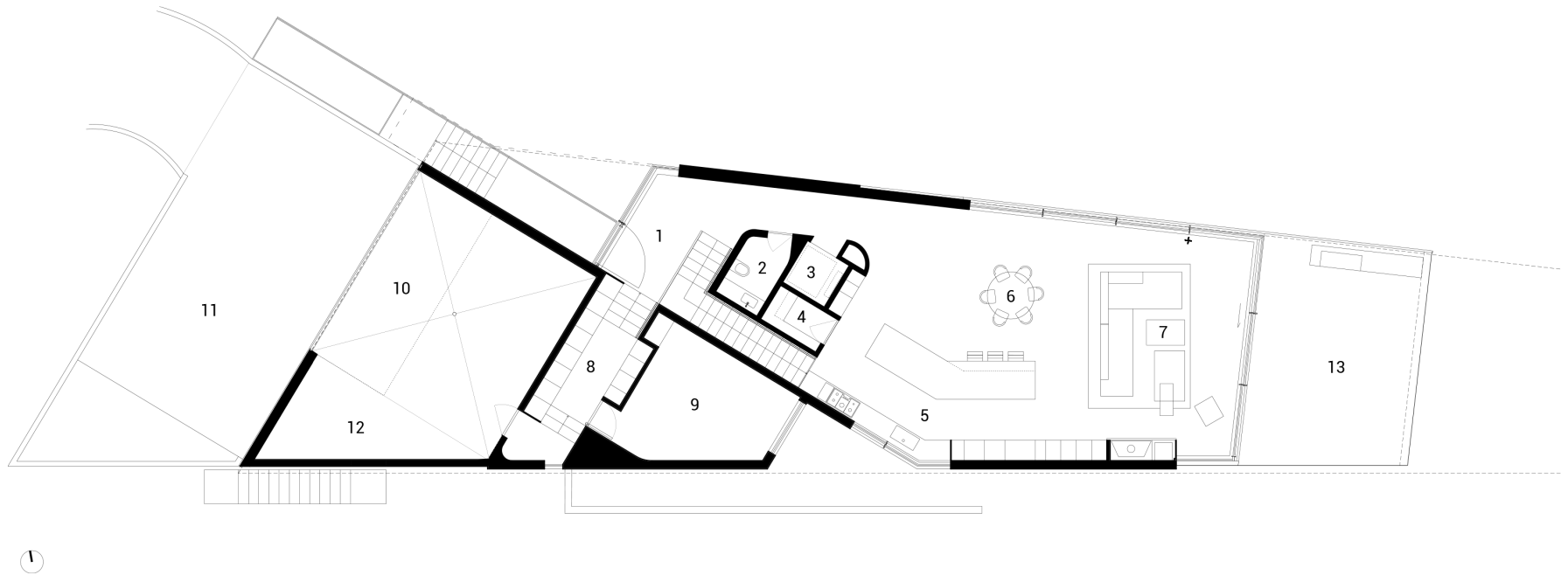




Lower Floor

1881 ft² (174.8 m²)

- | | | | |
|-------------------------------------|-----------------------------------|---------------------------------------|--------------------------------------|
| 1. Family Room
~13'-4" X 19'-2" | 5. Guest Room
10'-2" X 11'-2" | 9. Bedroom 2
11'-7" X 11'-6" | 13. Master Ensuite
16'-3" X 7'-8" |
| 2. Wine
3'-10" X 5' | 6. Guest Ensuite
6'-0" X 8'-5" | 10. Ensuite 2
6'-1" X 7'-10" | 14. Hot Tub
10'-6" X 5'-2" |
| 3. Elevator Shaft
4'-10" X 4'-9" | 7. Bedroom 1
10'5" X 10'-7" | 11. Master Bedroom
14'-5" X 13'-2" | 15. Master Deck
7' X 11'-12" |
| 4. Laundry
6'-3" X ~8'-5" | 8. Ensuite 1
4'-8" X 11'-5" | 12. Master Closet
7'-7" X 11'-2" | 16. Storage / Crawl Space |
| | | | 17. Patio |
| | | | 18. Beach Access |



Upper Floor

2200.3 ft² (204 m²)

Incl. Garage

- | | | |
|-------------------------------------|-------------------------------------|---|
| 1. Foyer
6'-8" X ~12'-1" | 5. Kitchen
~22'-11" X ~12'-7" | 9. Office / Den
~11'-7" X 14'-5" |
| 2. Powder Room
4'-8" X 7'-3" | 6. Dining Room
~15'-6" X ~11'-2" | 10. Garage
20'-7" X 20'-2" |
| 3. Elevator Shaft
4'-10" X 4'-9" | 7. Living Room
18'-6" X 20'-5" | 11. Auto Court |
| 4. Walk-in Pantry
3'-10" X 5'-3" | 8. Mudroom
4' X 9'-11" | 12. Storage |
| | | 13. Covered Deck / BBQ counter
16'-7" X 22'-2" |



Upper Floor living room and covered deck

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Basement family room

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Upper Floor kitchen and dining area



Features

POWDER COATED ALUMINUM CLADDING

Light coloured powder coated exterior aluminum panels provide a clean and durable finish.

STEEL CANOPIES

Thinly floating custom steel canopies at the covered entry and deck are cantilevered at roof edges.

RIBBED CEDAR SIDING

Light grey stained cedar siding creates a beautifully textured wall leading to the front door. The garage which is clad in wood is flush and concealed at the front of the house.

INTERIOR WALLS

Dark Richlite wall panels are a highly sustainable material made from resin-infused paper. Architectural concrete feature walls animate the space.

PORCELAIN TILES

Large format tiles used inside and out are resistant to wear and weathering. They are also an excellent material for easy maintenance.

INTEGRATED VANITYTOP SINKS

Seamlessly integrated with the vanity, these sinks are sleek and easy to clean.

METAL ACCENTS

Brushed gold-coloured fixtures and hardware throughout the house bring a subdued warmth to the dark millwork around it.

MIELE APPLIANCES

Featuring black glass Miele appliances including a built in steam oven, microwave, coffee machine blend seamlessly with the rich dark material and the metal accents.

TECHNICAL

The Home Automation system by Lutron integrates accent lighting, blinds, sound, security & video surveillance. All floors are fully air-conditioned and heated and cooled with radiant in-floor piping. The property is fully landscaped including rock covered roofs and irrigated throughout.