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In the prestigious residential community of Vancouver's Shaughnessy, 4670 Connaught Drive is

## Regally poised in an enclave of cedar trees on an astounding 16,080 square foot property.

Symmetrically proportioned, the grand manor built by Skyline in 2015 is a harmonious vision – a tranquil experience that is further defined by a circular Koi pond at the stately entrance. Wrought iron balconies, gently curved windows, and tapered and round pillars speak to the eminent style of classic Georgian architecture. The precision craftsmanship and unwavering quality of construction are indicative of the developer's artistry, passion, and integrity.

An exquisite foyer welcomes you and your guests beneath a vaulted ceiling with a silver leaf-painted dome and majestic chandelier. A formal living room and elegant dining room, flanking the foyer, are suitable for entertaining the most distinguished of guests. Continue through the main floor to the sophisticated kitchen with state-of-the-art Miele, Wolf,

and Sub-Zero appliances. An accompanying wok kitchen encourages a diverse culinary repertoire. A casual eating area and cozy family room welcome everyday relaxation and seamlessly open onto an expansive deck, where one may meditate on the rock waterfall in the backyard. A study that also doubles as a bedroom with ensuite, mud room, and powder room complete the main floor space.

An elevator encased in black walnut, glass, and silver detailing transports you between three levels of living. Four of the five bedrooms comprise the upper floor – each with an ensuite and walk-in closet. An impressive master bedroom, opening onto a large patio, boasts two walk-in closets and an immense two-room ensuite.

The sprawling 4,413 square foot lower level houses recreation and media rooms for all your hobbies and

activities. Entertain guests at your wet bar, play a game of billiards, or screen a film. A wine cellar with a top-of-the-line cooling system has capacity for over 1,000 bottles. Workout in the comfort of your own home within the personal training and gym area. An award-winning indoor pool and hot tub invite swimming and leisure year-round. A series of skylights illuminate the rooms, while a wall mural and custom ceilings by world-renowned artist Evelyn Flynn introduce artistic uniqueness.

Privacy is paramount at this remarkable Shaughnessy estate. Every window peers out to a lush landscape of trees, which enhance the sensation of living within a sanctuary.

The surrounding neighbourhood of Shaughnessy is

steeped in heritage and prominence. Quiet streets are canopied by the branches of magnificent trees and lined by mansions of grandeur. Generations of some of Vancouver's most esteemed families have called the area home. The west-side neighbourhood is close to the boutiques and restaurants of charming Kerrisdale, the style of South Granville, and the world-class offerings of downtown Vancouver. The highest concentration of Vancouver private schools is located here, including York House, Little Flower Academy, Crofton House, St. George's, and Vancouver College. Easily immerse yourself in nature with VanDusen Botanical Garden and Quilchena Park within walking distance. Experience first-class living at 4670 Connaught Drive.

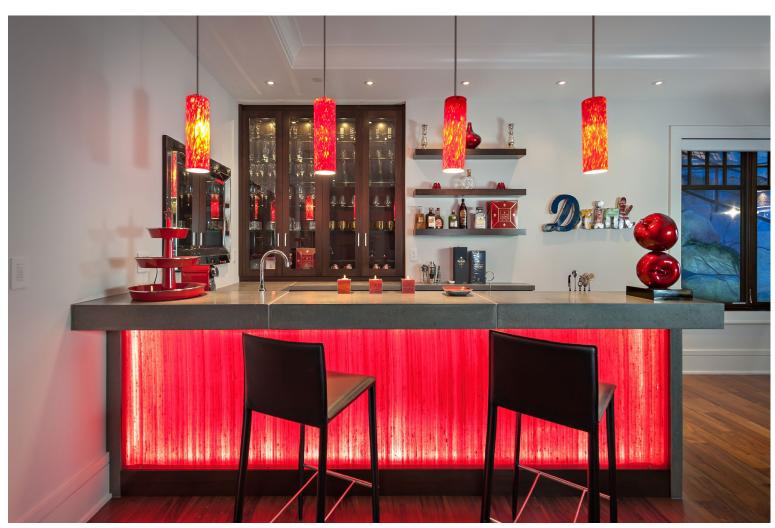




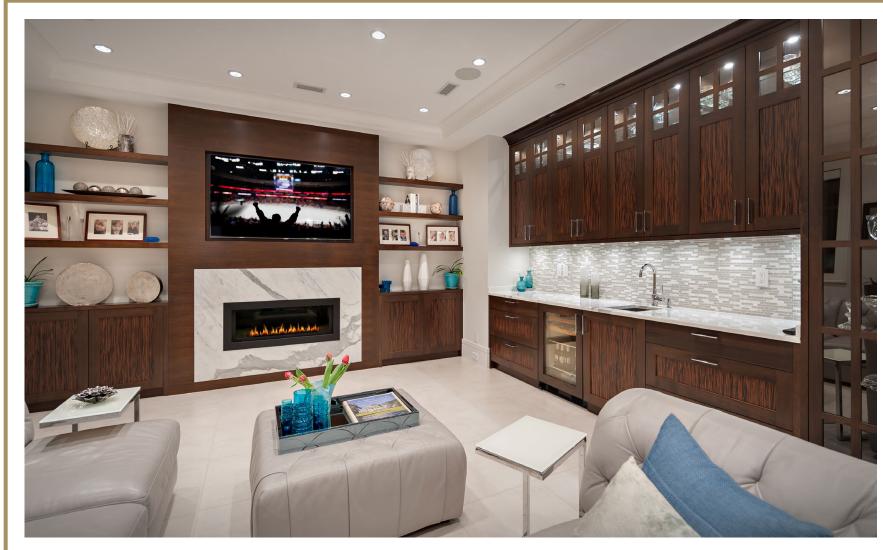


















## 4670 CONNAUGHT DRIVE, Shaughnessy

Meas. Type: Feet Feet Frontage (feet): 98 Approx. Year Built: 2015 Depth / Size: 161.99 Frontage (meters): 29.87 Age: 2 Lot Area (sq.ft.): 16,080 Bedrooms: 5 Zoning: RS-5 Flood Plain: Bathrooms: 8 Gross Taxes: \$28,095.27 Approval Reg.?: Full Baths: 8 For Tax Year: 2016 Rear Yard Exp: **East** Half Baths: 0 Tax Inc. Utilities? No P.I.D: 011-002-379

List Price: **\$23,988,800** 

If new, GST/HST inc?: Complex / Subdiv:

Services Connected: Electricity, Natural Gas

Style of Home: 2 Storey w/Basmt. Total Parking: 7

Construction: Frame - Wood Covered Parking: 4

Exterior: Mixed, Stucco Parking: Detached Garage / Carport

Foundation: Concrete Perimeter Parking Access: Side

Rain Screen:

Renovations:

Seller's Interest:

Freehold NonStrata

Registered Owner

Wegistered Owner

Wes: Feb 1, 2017

Fireplace Fuel: Gas - Natural PAD Rental:

Water Supply: City/Municipal Fixtures Leased: No Fuel/Heating: Natural Gas, Radiant Fixtures Rmvd:: No

Outdoor Area: Balcny(s), Patio(s), Deck(s) Registered:

Type of Roof: Asphalt Floor Finish: Hardwood, Mixed, Other

Legal: PL VAP6011 LT 5 BLK 790 DL 526 LD 36

Amenities: Air Cond./Central, Elevator, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub

Site Influences: Central Location

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor Garbage, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Security System, Sprinkler Inground, Swimming Pool Equip., Vacuum Blt. In, Wet Bar

FLOOR TYPE			DIMENSIONS		FLOOR	TYPE		DII	DIMENSIONS	
Main Main Main Main Main Main Main Main	Kitchen Eating Area Family Roo Living Roo Foyer Dining Roo Office Kitchen Mud Room Bedroom Bedroom Master Bed Bedroom Walk-In Clo	om m om droom	17'6 x 14'10 17'6 x 14'10 17' x 22'9 25' x 19'7 12' x 16'4 13'5 x 15'1 10'11 x 14'9 10'4 x 8'2 8'2 x 7'11 13'4 x 13'5 14'5 x 11'11 19'1 x 16'6 14'5 x 12 10'2 x 6'10		Above Below Below Below Below Below Below Below Below Below Below Above Main	Bedr Med Gym Recr Wind Flex Stea Othe Utilit Bar I Patic	Walk-In Closet Bedroom Media Room Gym Recreation Room Wine Room Flex Room Steam Room Other Utility Bar Room Patio Walk-In Closet		10'3 x 6'11 12'3 x 14'2 14'7 x 20'8 16'9 x 17'8 28'9 x 27'9 11'8 x 14'9 12'1 x 14'11 9'7 x 15'1 33'10 x 26'8 13'2 x 13' 10'3 x 8'8 28'1 x 14'8 10'11 x 6'1	
Finished Floo	or (Main):	2,949	# of Rooms:	27		ВАТН	FLOOR	# OF PIECE	S ENSUITE?	
Finished Floo	or (Above):	2,309	# of Kitchen	2		1	Main	3	Yes	
Finished Floor (Below):		4,465	# of Levels	3		2	Above	6	Yes	
Finished Floor (Basement):		0	Suite:			3	Above	3	Yes	
			-			4	Above	3	Yes	
Finished Floor (Total):		9,723 sq. ft.	-	Basement		5	Above	3	Yes	
Unfinished Floor:		0	Beds in Baseme	Beds in Basement: <b>0</b>		6	Below	4	No	
		0.727 cm ft	Reds not in Bas	Beds not in Basement: <b>5</b>		7	Below	4	No	
Grand Total:		9,723 sq. ft.	DCG3 HOL III DG3			8	Below	4	Yes	

Listing Broker 1: Macdonald Realty Westmar Office: 604 279 9822
Listing Sales Rep 1: Juliette (YongHong) Zhang PREC\* Phone: 604 781 6390
Listing Broker 2: Icon Marketing Inc. Office: 604 227 7967
Listing Sales Rep 2: Crystal Hung PREC\* Phone: 778 893 2422