



# 4670 CONNAUGHT DRIVE

SHAUGHNESSY, VANCOUVER











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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

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

Meas. Type: Feet	<b>Feet</b>	Frontage (feet):	<b>98</b>	Approx. Year Built:	<b>2015</b>
Depth / Size:	<b>161.99</b>	Frontage (meters):	<b>29.87</b>	Age:	<b>2</b>
Lot Area (sq.ft.):	<b>16,080</b>	Bedrooms:	<b>5</b>	Zoning:	<b>RS-5</b>
Flood Plain:		Bathrooms:	<b>8</b>	Gross Taxes:	<b>\$28,095.27</b>
Approval Req.?:		Full Baths:	<b>8</b>	For Tax Year:	<b>2016</b>
Rear Yard Exp:	<b>East</b>	Half Baths:	<b>0</b>	Tax Inc. Utilities?	<b>No</b>
If new, GST/HST inc?:				P.I.D:	<b>011-002-379</b>
Complex / Subdiv:					
Services Connected:	<b>Electricity, Natural Gas</b>				

Style of Home:	<b>2 Storey w/Basmt.</b>	Total Parking:	<b>7</b>
Construction:	<b>Frame - Wood</b>	Covered Parking:	<b>4</b>
Exterior:	<b>Mixed, Stucco</b>	Parking:	<b>Detached Garage / Carport</b>
Foundation:	<b>Concrete Perimeter</b>	Parking Access:	<b>Side</b>
Rain Screen:		Title to Land:	<b>Freehold NonStrata</b>
Renovations:		Seller's Interest:	<b>Registered Owner</b>
# of Fireplaces:	<b>3</b>	Owner PropertyDisc.:	<b>Yes: Feb 1, 2017</b>
Fireplace Fuel:	<b>Gas - Natural</b>	PAD Rental:	
Water Supply:	<b>City/Municipal</b>	Fixtures Leased:	<b>No</b>
Fuel/Heating:	<b>Natural Gas, Radiant</b>	Fixtures Rmvd: :	<b>No</b>
Outdoor Area:	<b>Balcny(s), Patio(s), Deck(s)</b>	Registered:	
Type of Roof:	<b>Asphalt</b>	Floor Finish:	<b>Hardwood, Mixed, Other</b>

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	DIMENSIONS
Main	Kitchen	17'6 x 14'10	Above	Walk-In Closet	10'3 x 6'11
Main	Eating Area	17'6 x 14'10	Below	Bedroom	12'3 x 14'2
Main	Family Room	17' x 22'9	Below	Media Room	14'7 x 20'8
Main	Living Room	25' x 19'7	Below	Gym	16'9 x 17'8
Main	Foyer	12' x 16'4	Below	Recreation Room	28'9 x 27'9
Main	Dining Room	13'5 x 15'1	Below	Wine Room	11'8 x 14'9
Main	Office	10'11 x 14'9	Below	Flex Room	12'1 x 14'11
Main	Kitchen	10'4 x 8'2	Below	Steam Room	9'7 x 15'1
Main	Mud Room	8'2 x 7'11	Below	Other	33'10 x 26'8
Above	Bedroom	13'4 x 13'5	Below	Utility	13'2 x 13'
Above	Bedroom	14'5 x 11'11	Below	Bar Room	10'3 x 8'8
Above	Master Bedroom	19'1 x 16'6	Above	Patio	28'1 x 14'8
Above	Bedroom	14'5 x 12	Main	Walk-In Closet	10'11 x 6'1
Above	Walk-In Closet	10'2 x 6'10			

Finished Floor (Main):	<b>2,949</b>	# of Rooms:	<b>27</b>	BATH	FLOOR	# OF PIECES	ENSUITE?
Finished Floor (Above):	<b>2,309</b>	# of Kitchen	<b>2</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>
Finished Floor (Below):	<b>4,465</b>	# of Levels	<b>3</b>	2	<b>Above</b>	<b>6</b>	<b>Yes</b>
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>3</b>	<b>Yes</b>
Finished Floor (Total):	<b>9,723 sq. ft.</b>	Basement		4	<b>Above</b>	<b>3</b>	<b>Yes</b>
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5	<b>Above</b>	<b>3</b>	<b>Yes</b>
Grand Total:	<b>9,723 sq. ft.</b>	Beds not in Basement:	<b>5</b>	6	<b>Below</b>	<b>4</b>	<b>No</b>
				7	<b>Below</b>	<b>4</b>	<b>No</b>
				8	<b>Below</b>	<b>4</b>	<b>Yes</b>

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