

# 407 2575 Garden Court | West Vancouver

## *Aerie II Features*

- Developer – British Pacific Properties, Architect – Creekside Architects
- Located within the prestigious Whitby Estates in West Vancouver
- Incredible 180' views day and night from Stanley Park through to Vancouver Island
- Built of concrete and stone with a metal roof and with the generous use of heavy timber, locally quarried stone and extensive glass - construction completed in 2010
- 8 units in each of the two phases – two independent stratas
- Southwest corner penthouse suite with 4,133 sf on one level
- Exterior front door entry opens into a 190 sf foyer
- Guest elevator from lobby entrance
- Heated Driveway from the street to the parking garage
- Geothermal radiant heating & zone controlled air conditioning
- Rainwater recycling system for landscaping irrigation
- Private elevator from your enclosed extra large double car garage to both floors
- Secure double garage can accommodate two large SUV's with ease plus has a workbench area and tons of storage
- Beautiful high quality Mirage hardwood flooring throughout main living
- Wall to Wall carpet in the three bedrooms and den (new in the den & second bedroom)
- Expansive low e-argon "Vinyltek" windows & sliding doors to three covered outdoor decks
- Outdoor gas fireplace for year round enjoyment
- Soaring vaulted 16' ceilings in the living room with a gorgeous stone floor to ceiling fireplace
- Sunny breakfast nook opens into the discrete family room
- Stunning gourmet kitchen with a 16' island, professional grade Miele & Subzero appliances including a built-in coffee machine and two wine fridges with temperature control



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## *Aerie II Features, continued*

- Cozy family room with custom wood cabinetry, private deck to take in the stunning views and a large flat screen TV perfect for those quiet family evenings
  - Stunning master suite with beautiful custom wood built-ins, gas fireplace, huge custom walk-in closet, six piece spa like ensuite and private deck to enjoy your morning coffee
  - Two additional bedrooms each with ensuites and walk-in closets in a private wing makes perfect guest accommodation
  - Spacious office with beautiful built-in cabinetry and peaceful treed views adjacent to the private elevator for those wanting to work at home.
  - Open library, den or second office overlooks the Foyer and would make a stunning music area easily accommodating a baby grand piano
  - Low flow plumbing fixtures for water conservation from Kohler, Blanco & Toto
  - Built-in Beam Vacuum System / Alarm System / HVAC System
  - Pets are allowed but restricted to one dog or cat
  - Rentals are allowed but minimal 30 days (see realtor for details)
  - Managed by Pacific Dawn Management
  - Hiking and biking trails are just around the corner along with the "Mountain Path" that connects these neighbourhoods through a network of trails designed for cyclists and pedestrians
  - Only minutes to schools (Collingwood Junior School is a 5 minute walk down the road), the slopes of Cypress Mountain Ski Hill or the Highway access to downtown Vancouver or the slopes of the world class Whistler/Blackcomb Mountains.
- \* Excluding Dining Room Light Fixture



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