

6210 Overstone Drive | West Vancouver

This Custom-built home was architecturally designed for the current owners by Gordon Hlynsky and constructed by, Bradner Homes in 2016 and is situated on a flat, quiet and private 22,000 square foot property above Gleneagles. This home has a south-west exposure looking out towards point grey and the gulf islands in direct view of Passage Island.

Features

- Electronically controlled in-ground irrigation system
- Large Three-car garage finished with Husky cabinetry
- Water feature at entrance, featuring river stone bed and lighting
- Flat driveway with in-laid LED up lighting
- Landscape lighting illuminating a mature west coast landscape designed by Sierra Landscape. Property is surrounded by a lush yew hedge, maples and arbutus trees.
- Sierra Landscape designed boulevard plantings with mature plants
- Large, covered patio from living, kitchen and dining areas with built-in heater.
- Radiant heating throughout both floors
- Central Air conditioning for main floor, bedrooms and office
- CGM designed Custom Home theatre system with Yamaha, Apple & Sonos components powering wall & ceiling speaker system including Sonos audio throughout home
- Savant Pro Home A/V Control on 3 iPads located in great room, master bedroom and media room.
- Savant Pro video surveillance
- Monitored Adtco home security system
- Custom stained oak flooring throughout main floor
- Remote controlled blinds throughout main living area
- Three water fountain features in the lower garden



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Main Floor

- Office includes built-in desk and matching book shelves
- Living area is surrounded by custom floor to ceiling sliding glass doors stepping out to two large patios – one covered and one sun drenched.
- Large laundry room on main floor with high capacity, high efficiency European Asko washer & dryer
- Large open concept kitchen with Miele convection, a second Miele Steam Oven, Wolf stovetop and plumbed Miele coffee maker
- Double Sub-Zero fridge / freezer finished in kitchen cabinetry
- Family sized, large pantry with custom slide-out shelves and built-in microwave
- Custom 13' oak-covered kitchen island/bar with 5 bar chairs
- Kitchen breakfast nook with custom padded bench seating area
- Adjacent uncovered large patio off main floor bedrooms with views to Passage Island out to the Gulf Islands across the inner harbour.
- Main floor Master bedroom suite with large walk-in designed and installed by California Closets
- Guest bedroom with private ensuite and patio access
- Marble Master ensuite bath & shower
- Main floor powder room



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Lower Level

- Lower-level media room with home theatre, and built-in 65" flat panel TV
- Wet Bar with a Dual Zone Sub-zero 44 bottle wine fridge plus a second 200 bottle wine fridge
- Lower-level complete gym with TRX, weights, elliptical trainer and LED TV including wall mounted ballet bar finished in matching oak
- Spa bathroom off gym room with infrared sauna plus a separate steam shower/sauna.
- Hot tub off gym area through large sliding doors to the private back yard lower patio
- Massive storage space provided by a 5'5" high crawl space under main floor



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