# Complete Luxury

## Ultimate Location

Mackenzie Heights home on prime South side lot & just steps to Balaclava Park. Stunning 6 bedroom, 4 bathroom home has just been completely rebuilt in 2010 & is essentially a new home (NO HST). Main floor features amazing gourmet kitchen with top of the line everything, butler pantry, great room plus separate dining & living rooms. Up features 4 bedrooms with gorgeous master & spa like ensuite with soaker tub & steam shower. Lower features oversized media / recreation room & self contained suite. Fully landscaped yard and 2 car garage with fitness studio/home office attached. Beautiful finishing's & craftsmanship throughout. You won't be disappointed!

## 3222 West 29th Avenue






## Offered at $2,988,000



Todd Pocklington

Integrity
Knowledge
Results


**Todd Pocklington**

Vancouver Real Estate Services
604.607.5888 (Direct)
604.926.6011 (Office)
todd@toddpocklington.com
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## Features:

- Beautiful 3457 Sq/Ft Home - Fully Rebuilt 2010
- 6 Bedrooms, 4 Full Bathrooms
- Ultimate Chef Kitchen w/ Butler Pantry & granite counters
- Sub-Zero & Wolf Kitchen Appliance Package
- Self-contained 1 Bedroom Suite
- Full Double Garage w/ Self-contained Studio


**Royal LePage Northshore - West Vancouver**

**2407 MARINE DR**
**WEST VANCOUVER, BC V7V1L3**


ROYAL LEPAGE

**www.royallepage.ca**


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## Additional Features:

- Built-In 6 Zone Multi Media System
- Security System & CCTV Video Surveillance Cameras
- High Efficiency Furnace & Instant Hot Water
- Air Conditioner, Built-In Vacuum
- Coffered Ceilings, Wainscoting Weathered Oak Floors
- Fully Landscaped Yard w/ Irrigation & Lighting System

ROYAL LEPAGE

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### GOURMET KITCHEN

Wolf 6 Burner Gas Range

- Sub-Zero Fridge & Wine Fridge
- Compactor, Dble Dish & Dble Oven
- Built-in Coffee & 2 Fridge Drawers



### GREAT ROOM

Open Floor Plan

- Gas Fireplace & Coffered Ceilings
- Built-In Surround Sound System
- Folding French Doors



### DINNING & LIVING ROOMS

Coffered Ceiling & Wainscoting

- Gas Fireplace
- Weathered Oak Floors & Dry Bar
- Californian Shutters



### ENSUITE SPA BATHROOM

Double Vanity & Steam Shower

- Super Steam w/ Rain & Body Spray
- Designer Tile & Marble Throughout
- Infinity Soaker Tub & Heated Floors



### MASTER BEDROOM

9 Foot Ceilings

- Covered Deck w/ Park Views
- Walk-In Closet w/ Built-In Dressers
- Built-In Media System



### SUITE , GARAGE & STUDIO

South Facing Back Yard

- Legal 1 Bedroom Suite
- Dble Garage & Attached Studio
- Fully Landscaped w / Flagstone

