



## A Fabulous Close-In Waterfront Residence in West Vancouver 2770 Bellevue Avenue

A truly magnificent, four year old, waterfront residence located in the most sought after 2600-2800 block of Bellevue Avenue. This beautifully appointed residence was designed by renowned architect Brad Lamoureux and took over 3 years to design & build.

This wonderful family home offers approximately 7000 sq ft\* of living on three spacious levels with exceptional quality & detail throughout. Many beautiful appointments include rich hardwood floors, limestone detail & extensive built in millwork. Features include a large Gourmet Chef's Kitchen, a gorgeous Master Suite & entertainment size formal Dining room with outdoor Courtyard. Other features include a separate Den or Study, Wine Room, Exercise Gym & a Fully equipped Media / Theatre Room.

This fully gated 16,800 sq ft gated estate property offers private terraces, child friendly level gardens, an outdoor swimming pool & 3 car garage.

A truly beautiful home with easy level beach access.

2008 Taxes: \$28,487.00  
Lot size: 16,800 sq ft

Total Floor Area: 7391 sq ft  
Built: 2005

Bedrooms: 4  
Bath: 6

Offered by

**MALCOLM HASMAN**

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604.290.1679

All information in this brochure is deemed to be correct but should be verified by the buyer prior to property purchase.