NEACSU DENNER GROUP
BREATHTAKING
NEW LUXURY HOME
IN AMBLESIDE
1595 19th Street
Ambleside, West Vancouver

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A Breathtaking Newly-Built Luxury Residence In Ambleside

1595 19TH STREET | AMBLESIDE, WEST VANCOUVER

Offered at: $6,498,000

This exceptional newly completed grand-scale luxury estate residence is situated on a prized gated property and located in the confines of West Vancouver's ultra- exclusive and most prestigious Ambleside neighborhood just a short walk to West Van Secondary School and only minutes to the shops and beach...

The architectural elegance and grandeur with its bold European Classic exterior and beautiful landscape create an impressive majestic presence and features 6,829 square feet of formal and informal living on three expansive levels.

Exquisite design, master craftsmanship and opulent finishes blend seamlessly to create an international masterpiece while embracing the security and convenience of today's most up-to-date technology. Generous in scale and intimate in comfort, this is an estate designed foremost as a home: inviting, warm, private and spectacularly beautiful.

Enter into an impressive two-storey reception hall leading to entertainment size formal living and dining rooms, a private study, large international, gourmet kitchen with adjoining daily eating area and generous family room all providing a wonderful indoor outdoor lifestyle with level, direct walk-out access to a private heated view-side terrace with fireside lounge, poolside entertainment area with built in BBQ, fabulous resort style heated infinity swimming pool, spa and Cabana.

A sensational lower level is ideally designed for entertaining and includes a fabulous wet bar with feature glassed wine display and storage for a 1000 bottle collection, a fabulous Games Recreation room and state of the art Hollywood Theater room that is truly in a class of its own ...

The home offer six full Bedroom Suites and 8 and one half bathrooms including a lavish Master Suite with private view-side terrace, walk-in dressing rooms as well as a gorgeous master bathroom. A private guest suite and nanny accommodation are ideally situated on the lower level and complete this truly incredible family estate residence.

Many additional features of this exceptional luxury residence include a private elevator to all three levels, integrated lighting, security and smart home automation, air conditioning and two car garage.The entire property has been professional landscaped and is beautifully illuminated at night with dramatic effect.

By any measure its location, size, stunning interior, exquisitely landscaped grounds, or impeccable materials and craftsmanship sets this luxury estate in a class of its own ...!

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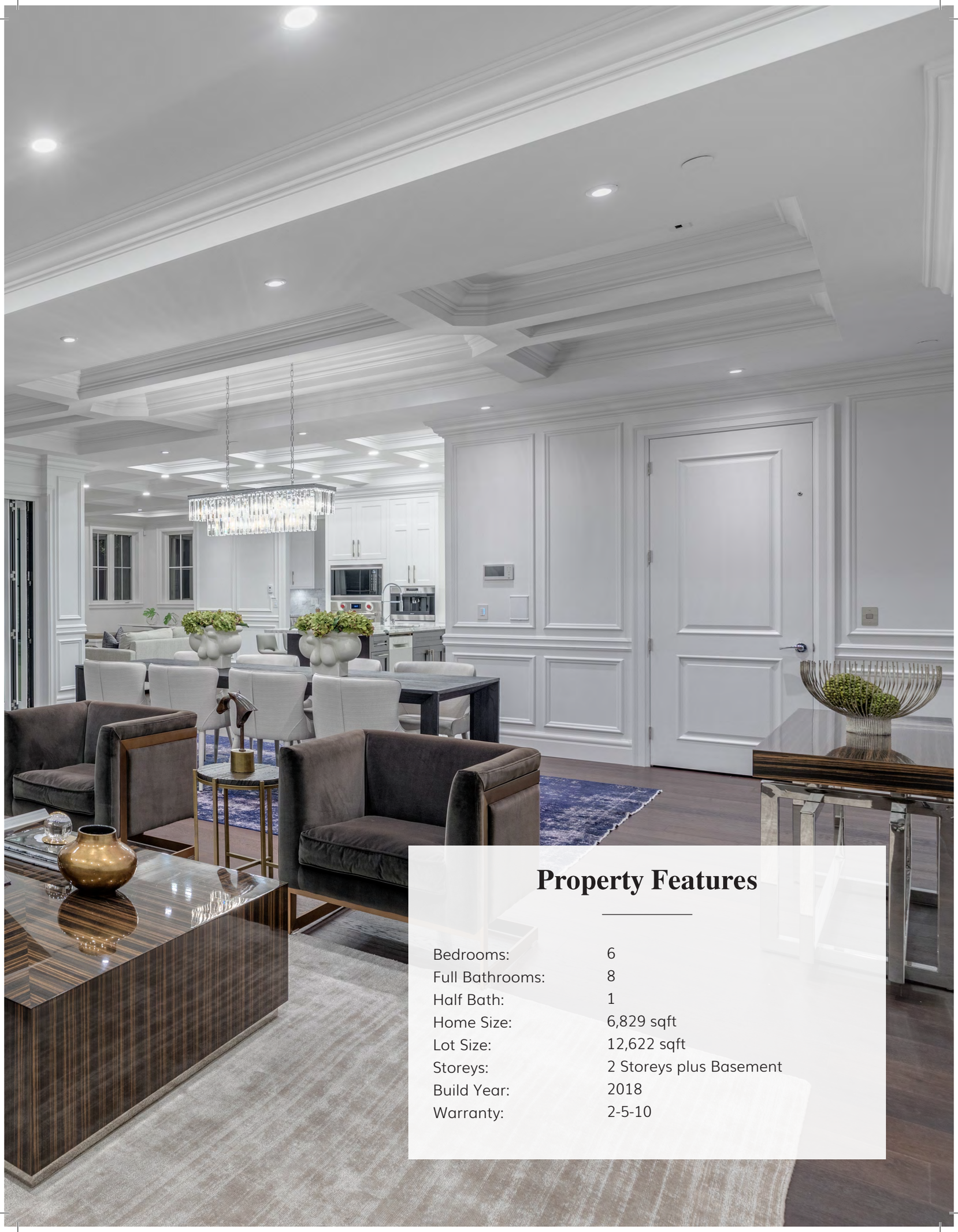
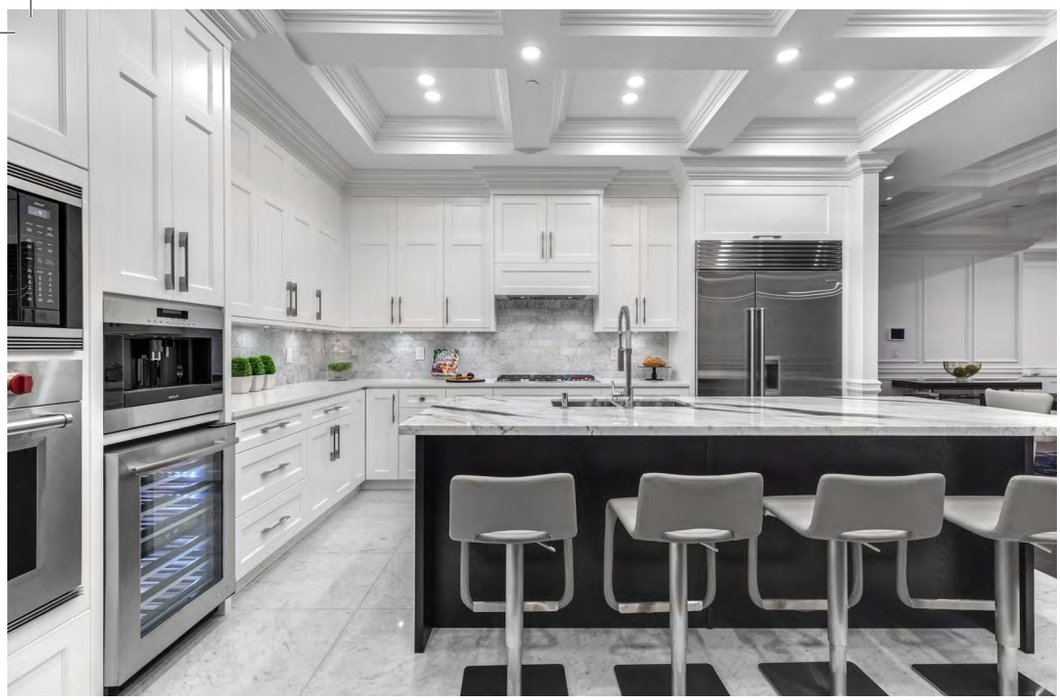


Property Features

Bedrooms:	6
Full Bathrooms:	8
Half Bath:	1
Home Size:	6,829 sqft
Lot Size:	12,622 sqft
Storeys:	2 Storeys plus Basement
Build Year:	2018
Warranty:	2-5-10



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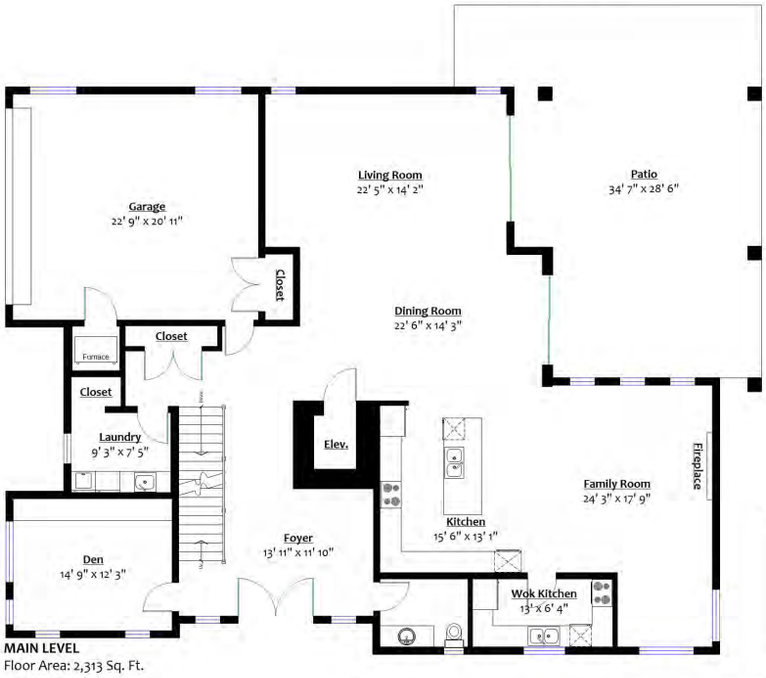
1595 19th Street, West Vancouver, B.C.

Totals**

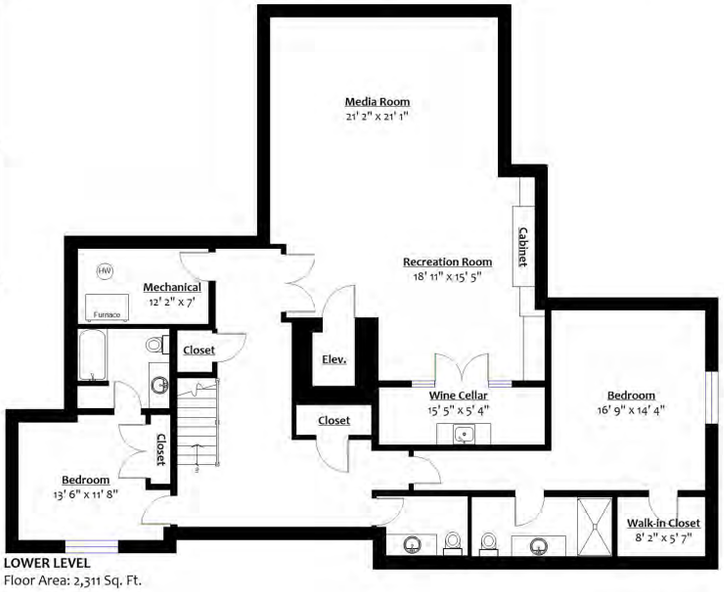
Main Level:	2,313 sq. ft.	Patio:	790 sq. ft.
Upper Level:	1,963 sq. ft.	Garage:	509 sq. ft.
Lower Level:	2,311 sq. ft.	Mechanical:	24 sq. ft.
Total:	6,587 sq. ft.	Master Deck:	305 sq. ft.
PoolHouse:	242 sq. ft.	Upper Deck:	174 sq. ft.
Total:	6,829 sq. ft.	Total:	1,802 sq. ft.

POOL HOUSE
Floor Area: 242 Sq. Ft.

UPPER LEVEL
Floor Area: 1,963 Sq. Ft.



MAIN LEVEL
Floor Area: 2,313 Sq. Ft.



LOWER LEVEL
Floor Area: 2,311 Sq. Ft.

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Maximum care has been taken to ensure the accuracy of the contents of this brochure, but we cannot guarantee it. Buyers to verify all details. Not intended to induce breach of an existing agency agreement. D.J. Denner is an affiliate member of Angell Hasman & Associates (1555 Marine Drive, West Vancouver)