

“Kew House” - West Vancouver

## **Features**

- Original lighted stone pillars at top of driveway
- Custom designed wrought iron gates
- Lamp posts line the driveway
- New slate-look composite roof replaced in 2016 (\$50,000)
- Copper gutters and downspouts replaced in 2016 (\$50,000)
- Heated entry, hallway, powder room, kitchen and master bathroom floors
- (hallway and powder room and kitchen, hot-water heated)
- (master bathroom ensuite is electric heat)
- Teak windows and doors (most are original)
- Exterior and interior feature many arches and arched doorways
- Crown and base mouldings throughout
- Most ceilings have custom finish treatments
- Seven gas fireplaces (five are heatilators and two are open flame)

## **Entrance/Foyer/Hallway**

- Front entrance through round stone turret with original teak oversized door
- Custom-quarried Spanish marble tile floor
- Hand-adzed beams on hallway and upstairs ceiling are Queen Charlotte Sitka Spruce
- Original banister is white oak and cedar

## **Powder Room**

- Custom-quarried Spanish marble tile floor
- Onyx counter top on hand-crafted dark patinaed brass base
- Hand-carved mirror with crackled gilt finish
- Custom two-layer relief wallcovering painted in chocolate brown and gold
- Decorative ceiling, crown moulding and baseboard finishes

## **Elevator**

- Unique single-person elevator installed over 30 years ago
- Floor is finished in hallway tile
- Teak walls

## **Living Room**

- Arched entrance from hallway with architectural detail
- Softly barrelled ceiling with decorative hand-shadowed pattern
- Original teak bay windows and arched teak door
- Large teak three-pane picture window
- Oak hardwood floors in herringbone pattern to match original flooring
- Original carved stone fireplace surround faux-finished to complement the marble panel and hearth
- Commissioned wrought-iron and glass fireplace doors
- Hidden speakers behind drywall

## **Dining Room**

- Oak herringbone pattern hardwood floor
- Four original teak multi-paned doors which accordion open to terrace
- Silk wallpaper
- Gas fireplace with dark alder surround and marble panel and hearth
- Commissioned wrought-iron and glass fireplace doors
- Wood millwork is a replica of the original cabinetry style
- Dry bar with interior lighting
- Antiqued hand-painted gold-leaf ceiling with gold-leaf crown mouldings
- Original teak bay windows
- Speakers in ceiling

## **Kitchen**

- Diagonally set limestone tile floors with 1" x 1" bronze accents
- Eating area floor has central bronze accent pattern inset into limestone and mosaic biblical stone tile
- Eating area has a double-vaulted etched brass leaf ceiling with hand-painted motif on crown detail
- Fireplace (heatilator) has cast stone surround and hearth with mosaic biblical stone tile panel
- Limestone counters
- 10-foot island with double sink
- Miele six-burner cooktop (four gas and two electric)
- Miele dishwasher
- Double Miele ovens
- Built-in cabinet-finished Sub-Zero fridge and freezer
- Concealed microwave
- 6-foot wide built-in cabinet with custom antiqued wrought brass door-front detail
- Original two-way swinging door to dining room
- Custom designed teak windows and door to terrace

## **Media Den**

- Oak hardwood floors in herringbone pattern
- Custom millwork for TV, audio, etc.
- Built-in surround sound
- Antique stained glass inset (circa 1700s) in bay window

## **Family Room**

- Oak hardwood floors in herringbone pattern
- Heatilator fireplace with wood surround and marble with sandblasted detail panel
- Built-in full height bookshelf/storage
- Arched multi-pane teak doors to terrace
- Teak windows in bay
- Electronic dog door

### **Master Bedroom**

- Brazilian ebony hardwood floors
- Elliptical antechamber floor detail is white oak, ash and Brazilian ebony
- and ceiling detail is etched brass leaf
- Walls have carnauba wax-polished marblelux finish
- Heatilator fireplace surround is solid cherry with onyx panel and hearth
- Two dressing rooms with custom millwork
- “Romeo and Juliet” balcony with slate decking and original teak railing overlooks gardens and view
- Ceiling speakers in bedroom and dressing room

### **Master Ensuite Bathroom**

- Jerusalem limestone tile on floor (heated) and shower stall
- Jerusalem limestone countertop with double sinks
- Hand-carved gilded mirror
- Bain Ultra claw-foot soaker tub
- Opening teak windows beside tub
- Ceiling speakers

### **Main Bathroom**

- Original wall and floor tile
- Teak window opens to view
- Original ceiling fixture
- Original bathtub

### **Corner Guest Bedroom**

- White oak plank flooring with coin and dovetail inlays
- Anteroom has built-in shelving/drawers
- Heatilator fireplace has original surround with marble panel and hearth
- Double-door walkthrough to middle bedroom
- Ensuite bath has custom hand-made tile detail and original bathtub

### **Middle Bedroom**

- White oak plank flooring with coin and dovetail inlays
- Built-in closets with drawers
- Double-door walkthrough to corner bedroom

### **Office (originally known as the Breakfast Room)**

- Raised ceiling detail etched in copper leaf
- Heatilator fireplace with wood surround and crosscut onyx panel and hearth
- White oak plank flooring with coin and dovetail inlays
- Door to upper deck

### **Laundry Room**

- White oak plank flooring with coin and dovetail inlays
- Miele washer and dryer built in under marble counter
- Built-in working desk with drawers and upper cabinets
- Wall-mounted drop-down ironing board

### **Attic**

- Accessed by pull-down stairway
- Storage is full length of house
- Built-in shelving

### **Main Terrace and Gardens**

- Original slate decking and rock wall
- Terrace accessible from kitchen, dining room, living room and family room
- Two rock stairways from upper garden to lower garden
- Three-tiered pond water feature with circulating pump

### **Lower Terrace and Garden Shed**

- Blue stone decking
- Shed has electricity and water

### **Garage**

- Has 15-foot wide door with original detailing
- Some built-in storage and Sub-Zero fridge and freezer
- Has storage room

### **Breezeway**

- Runs parallel to garage with access to kitchen
- Has storage room with shelving

### **Gas, Hydro and Utilities - 2017**

- Utilities - \$2300
- Gas - \$2687
- Hydro - \$2464