

# 3537 Osler Street

Shaughnessy, Vancouver

## Bask in the Serenity of First Shaughnessy

- Rarely available and coveted corner location resulting in your own manicured and park-like property.
- This area was originally developed by the CPR in 1907, and was designed as the city's most exclusive residential enclave.
- Building in First Shaughnessy is often time and cost prohibitive due to its own unique zoning and complex government restrictions.

## A Central Yet Idyllic Pocket

- Easy access across the region within Vancouver, with Downtown Vancouver, YVR Airport, and Canada Line Station all within a short few minutes' drive.
- The Crescent at Shaughnessy Park is a beautiful area with a circular street, only a short 1-minute walk away.
- Explore nearby heritage buildings and wide-open tree-lined streets.
- Close proximity to a diverse range of restaurants, grocery stores, and everyday shopping conveniences, with South Granville Shopping District, Broadway, Vancouver General Hospital, Hycroft Manor and Arbutus Club all nearby.
- York House, Little Flower Academy, Shaughnessy Elementary, Eric Hamber Secondary Schools nearby.

## The Gold Standard of Home Craftsmanship

- Custom designed and built by renowned Shaughnessy homebuilder Trevor Jones (with 40+ years of experience) to exacting standards. A highly respected philanthropic real estate family and award-winning developer - this home was intended to embody the owners' principals of thoughtful construction and was built to last.
- Architecturally, it was thoughtfully designed by Loy Leyland with a striking Arts and Craftsman exterior adorned with a portecochere at the front and covered porch at the rear. Several turrets and arches were carefully designed to take advantage of the unique corner property presence.
- Symmetry was of paramount importance. There is not a single bad angle to speak of when looking at the house from the outside – the result is an unbeatable curb appeal that will wow every single one of your guests.
- 20' foyer, dramatic circular double staircase with airy living space with over height 9'-11' ceilings throughout.
- Floors finished with solid hardwood, sculpted wool carpet, and meticulously hand-set tiles.
- The home was constructed like a piece of furniture with book-matched millwork, trims, paneling, and wainscoting throughout made of Mahogany and Burlwood.

- The panels are end matched and book matched giving a rhythm to the grain.
- Majority of the wood was selected and cut to produce a linear, straight grain with a consistent look without knots.
- Inside many of the closets are custom millwork storage solutions that elevate the interior.
- 5x fireplaces create a warm and inviting ambience.
- Primary Suite is the inner sanctuary of the home with direct access to the expansive deck to enjoy stunning sunsets.
- Recharge and relax in the spa-like ensuite with soaking bathtub and intricate tile accents.
- 2x laundry rooms are a joy to work in, equipped with Samsung washers and dryers, utility sink (lower), and ample storage.
- Hand-painted Venetian plaster throughout the home by world-renowned Canadian artist Evelyn Flynn.
- Schonbek Swarovski crystal chandeliers throughout — a luxury chosen also for the Buckingham Palace and the White House.

## Immaculately Finished and Functional Kitchen with Top-of-the-line Appliances

- Two-tone custom edge profile granite countertops make for a timeless yet functional design.
- Cabinetry fashioned with custom built-in organizers to maximize storage space and facilitate easy organization such as spice storage, and drawer pull outs.
- Oversized island with secondary sink and bar stool seating area, perfect for entertaining and morning meal prepping.
- Enjoy morning coffees to the fullest with top-class built-in Wolf coffee machine.
- 84" Pro Series Sub Zero fridge makes for an unparalleled food preservation.
- 2x Panasonic inverter microwaves provide a constant stream of power for reheating.
- 3x dishwashers, garbage compactor, and a sauce fridge make for a convenient set up in a chef's kitchen.
- Wok kitchen with Wolf 36" 4 burner rangetop, 36" chimney wall hood, and warming drawer.
- Servery features coffee making station with full sink and Miele dishwasher.
- Automatic toe-kick central dustpan makes daily cleaning a delightful task.
- 2x TV's located at desirable locations for morning news catch up.

## Relax and Revive with Ease

- Unwind in your very own wine cellar with tasting area.
- Achieve health goals without risks in your own oversized gym area.
- Unwind or take a break in mirrored meditation room equipped with a TV for your favorite course.
- Have family game night in your own recreation room or play a game of billiards.
- After games, put Netflix on to enjoy in the adjacent theatre.
- If nature is your call, a towering and soothing waterfall is right outside.

## Fully Equipped Inside and Out

- Built-in outdoor speaker system, outdoor cooktop for year-round outdoor comfort and entertainment.
- Ceiling mounted, 5-speaker system in the main living area.
- Central vacuum system allows for easy home maintenance.
- Family room bar with granite countertop, wine fridge and lockable liquor storage.
- Programable in-ground automatic irrigation system on premium turf makes lawn upkeep effortless while at home and on holiday.
- Crestron sound and entertainment system.
- Attached oversized garage for 3 cars with a 12' high ceiling is outfitted with automatic garage lights, working sink, and ample storage with millwork garage door is controlled by LiftMaster™ garage door lift with remote access ability from the outside.
- Numerous additional parking is available in both gated driveway and detached 2-car garage.
- Handy garden storage behind detached garage can double for gardening storage or storing other hobby pursuits.
- An elevator that fits up to 4 persons at a time.

## Comfort & Security

- Security cameras paired with video Intercom system offers 24/7 smartphone monitoring.
- Energy efficient heat recovery ventilation (HRV) system repurposes heat from the home's outflowing air to preheat fresh incoming air.
- 16-zone radiant heating system (97% efficiency).
- Air conditioning.
- Never be without electricity with a backup gas-powered generator.
- 440 amps electrical panels offers expanded electrical capacity.

