

*World Class  
Living at its Finest*



*Welcome to 6975 Balaclava*  
Vancouver, BC, Canada  
Offered at \$16,888,000



**ROSALINDA VOTH**

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**RealestatebyRosalinda.com**

*Real Estate Specialist & Associate Broker since 1982  
Member of prestigious GVREB Quarter Century Club*



**MACDONALD  
REALTY**  
Macdonald Realty Ltd.

**T: 604.926.6718**  
**1575 Marine Drive**  
**West Vancouver, BC**

# 6975 Balaclava

Vancouver, BC, Canada



## *World Class Living*

This vast and completely private 107,000 sq. ft. (2.46 acres) Vancouver Estate Property, is located near Southwest Marine Drive in Vancouver's premier Westside. Nearby are private schools Crofton House and St. Georges, as well as the world renowned University of British Columbia. All luxuries and amenities are just minutes away, including downtown's dynamic shopping and business districts and Vancouver's International Airport, making this truly world class living at its finest.



## *Offering an Unparalleled Lifestyle*

The distinctive and established neighbourhood of Southlands consists of an exclusive enclave of urban-dweller mansions and elegant estates on equestrian lands. Plentiful park lands, and surrounding golf courses, create a little 'country' in an utterly urban space. Only here can one spend the morning golfing or riding, the afternoon skiing or windsurfing, followed by boating at sunset, and an outstanding night on the town. Southlands is an enviable place to live.

# Rosalinda

## *The Estate of 6975 Balaclava*

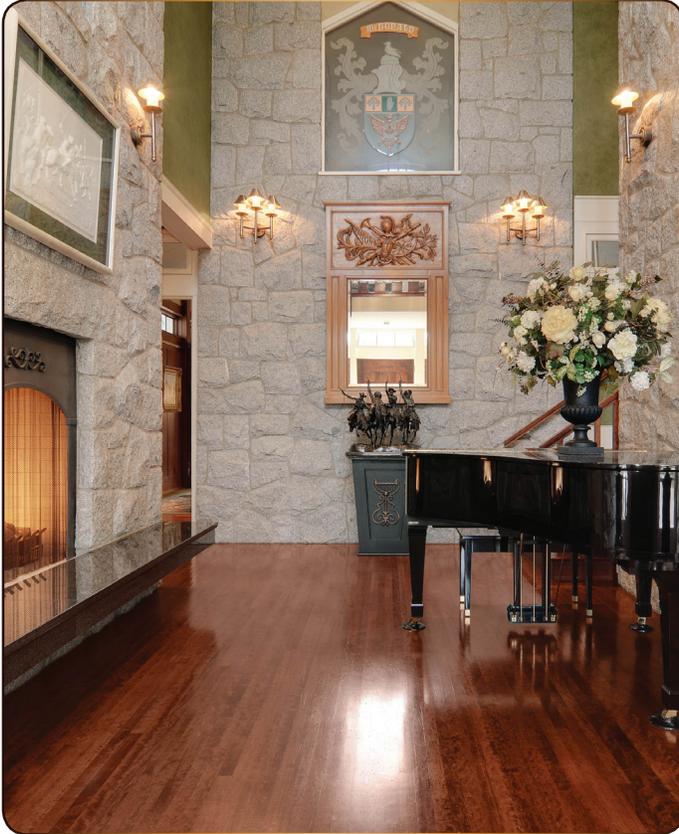


While entering the main gates of the property, there is an immediate sense of refined seclusion. The sweeping driveway passes alongside a picturesque pond, through sprawling manicured lawns and eventually leads to a circular courtyard with two separate double bay garages. This distinguished estate totals over 11,600 finished square feet - 12 bedrooms, ten bathrooms, and nine fireplaces. Upon entering the sophisticated mansion you will appreciate the superior craftsmanship apparent in every detail. Designed by renowned architects Marshall-Fisher, the distinguished main residence was built to the most exacting of standards, blending Old World British mansion with elegant modernity. Constructed on a floating concrete slab foundation, the exterior walls are built of granite stone and cedar wood siding with a gable roof covered in concrete tile, then topped in rounded copper. Exceptional quality is evidenced in the interior details; granite and mahogany walls, stained wooden beams, custom textured paint and plaster finishes. The flooring consists of Brazilian cherry hardwood, granite, limestone, ceramic and porcelain tiles, as well as custom inset carpeting. Trim work includes quality finished wainscoting and crown moldings, wooden baseboards, door and window casings, and custom window treatments. The interior fire sprinkler system has a water flow alarm and the fire and burglar alarm systems are connected to a central station. Intercom and doorbell work with the phone system connecting all buildings. The low voltage lighting system features a variety of recessed and designer fixtures, while the raised, vaulted and parabolic ceilings throughout, give each room a dramatic sense of volume.



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Vancouver, BC, Canada



## *Foyer*

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Beyond the two-story stone walled foyer with large granite slab hearth and wide Brazilian cherry wood staircase lies grand scale living.

## *Dining Room*

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Designed for entertaining larger groups or an intimate gathering, this impressive room offers a granite stone fireplace with black granite surround, an expansive built-in china cabinet with granite serving area and a hidden Butler's serving pantry. The lighting system features a variety of recessed and designer fixtures to create the perfect ambience.

## *The Study*

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Upstairs is rich in mahogany paneled walls, cherry hardwood floors, granite fireplace and parabolic ceilings, providing an exceptionally private and quiet space.

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## *The Billiards Room*

The billiards room is reminiscent of a gentleman's club, nobly appointed with 22' vaulted ceilings, a massive two story granite stone fireplace with black granite surround and extensive woodworking of deer-grain fir and mahogany paneling. An exquisite full size billiards table is custom built for the room. The full service executive bar is complete with built in mahogany cabinets, granite counters and built-in appliances, making this is a true haven for the busy executive seeking a sophisticated work refuge.

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## *Deluxe Gourmet Kitchen*



Designed by renowned restaurateur Umberto Menghi, and sparing no expense, the restaurant quality kitchen is genuinely exceptional. The professional-grade full-size \$100,000 granite stone clad pizza and bread oven is suited for a star chef. High-end stainless steel appliances include a Quest indoor BBQ/roisserie grill and griddle, Thermador two-oven range, Sub Zero refrigerator, Bosch Dishwasher and Cimbali Cappuccino maker. The large walk in pantry, the deep and tall clear grain fir cabinetry, the black granite slab countertops and backsplashes, and the large center island with breakfast bar and nook complete this masterpiece.



## *Great Room and Outdoor Covered Patio*

The kitchen opens onto an inviting Great Room with a stone clad fireplace and black granite surround, ideal for casual family living. Double doors open to a glass covered patio lounge and eating area overlooking the gardens and pool. With the push of a button an expansive electric awning can offer shade for those sunny summer days. Adjacent to the kitchen and utility area is a convenient and totally self-contained two bedroom staff quarters, complete with living room, kitchen and full bathroom.

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## *The Master Bedroom Suite*



Retreat to the luxury of the 1100 sq. ft. master suite and relax in the tranquil lounge area while enjoying the fire in the limestone fireplace. Gaze up to the beautifully designed parabolic ceiling or take in the scenic estate gardens and grounds from the large private deck.



## *Master Ensuites and Walk-in Closets*

Two spectacular master ensuites offer your choice of a bidet, Jacuzzi tub, granite or enclosed rain shower. Both ensuites are tastefully finished with limestone, marble and granite and include designer sinks and fixtures. Two individual walk in closets each feature built-in wood cabinetry.

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## *The Guest House*



Overlooking the pool, tennis and bocce ball courts sits the 1,168 square foot, two story guest house. This self contained building provides a gorgeous open plan kitchen with granite counters and all appliances included. The living room and dining room, complete with lovely granite fireplace, share the level with one bedroom and a full bathroom. Upstairs, another spacious bedroom with open sitting area loft round out the residence.

## *Executive Office Space*



The quality executive offices include a stone fireplace, custom wood paneled walls, closing archway for privacy, and a spacious brick patio for outdoor meetings. The training facility/ media centre includes a second fireplace and a built in 104" projection screen with six leather reclining chairs.

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## *The Ultimate Equestrian Centre*



The equestrian centre, custom designed after the Royal Mews at Buckingham Palace offers an expansive riding arena, ten large stalls with 'in and out' paddocks, tack room with washer/dryer plus a full bathroom. Two bedroom groom's quarters, rider's lounge/gym, study, full kitchen, living room, bathroom, storage room and private patio top off this extraordinary facility.



6975 Balaclava Street,  
Vancouver, BC



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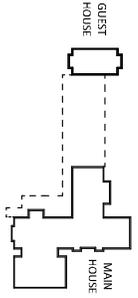
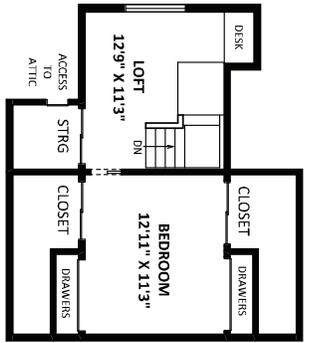
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**FINISHED STABLE**  
UPPER FLOOR: 333 SQ.FT.

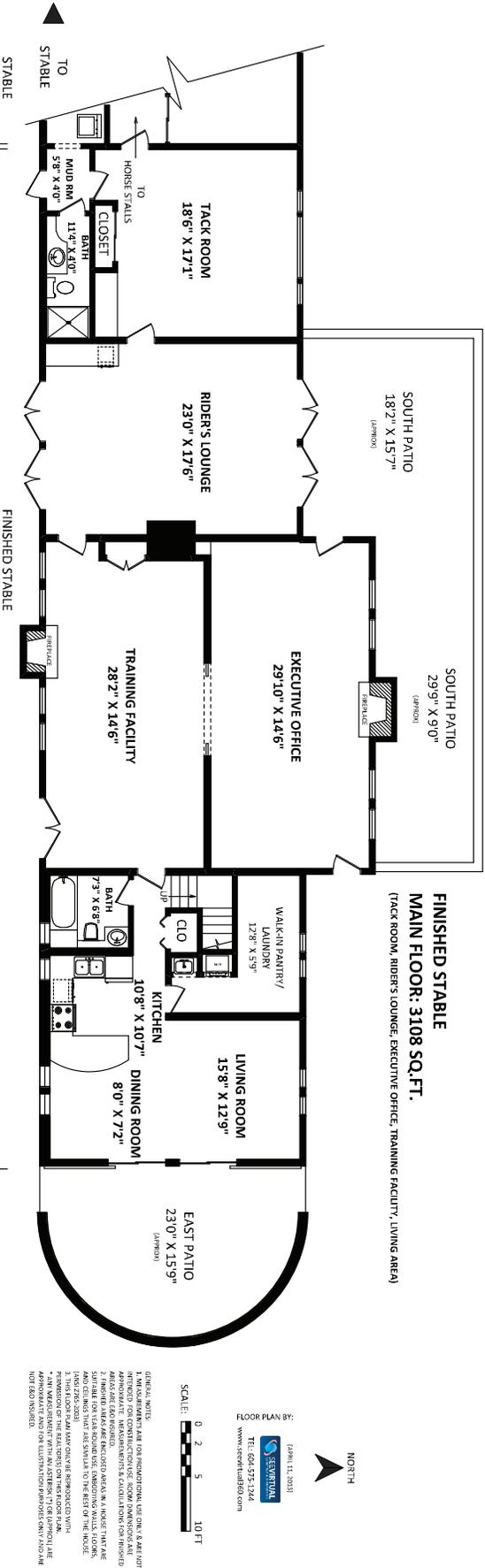
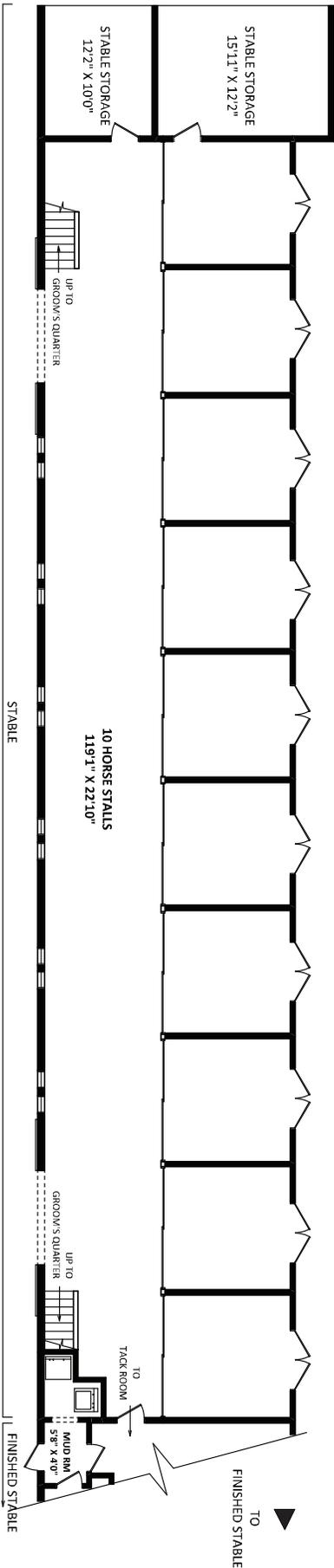
MAIN HOUSE/GUEST HOUSE: PAGE 1  
STABLE: PAGE 2

**TOTAL FINISHED AREA: 11611 SQ.FT.**

MAIN HOUSE:	7102 SQ.FT.
GUEST HOUSE:	1188 SQ.FT.
<b>TOTAL FINISHED LIVING AREA:</b>	<b>8170 SQ.FT.</b>
EXECUTIVE OFFICE:	1468 SQ.FT.
TRAINING FACILITY:	455 SQ.FT.
RIDER'S LOUNGE:	438 SQ.FT.
GROOM'S QUARTER:	1080 SQ.FT.**
**NOT SHOWN, NOT MEASURED, BASED ON 80' X 13' FOOTPRINT	
<b>TOTAL FINISHED STABLE AREA:</b>	<b>3441 SQ.FT.</b>
TACK ROOM:	424 SQ.FT.
10 HORSE STALLS:	2870 SQ.FT.*
STABLE STORAGE:	388 SQ.FT.*
<b>TOTAL STABLE AREA:</b>	<b>3650 SQ.FT.</b>

**OTHER AREAS/**

NORTH GARAGE:	538 SQ.FT.
SOUTH GARAGE:	505 SQ.FT.
MAIN PATIO:	3287 SQ.FT.*
EAST BALCONY (2X):	58 SQ.FT.*
WEST BALCONY:	77 SQ.FT.*
SOUTH BALCONY:	116 SQ.FT.*
MECHANICAL ROOM:	67 SQ.FT.
EAST PATIO:	340 SQ.FT.*
NORTH PATIO:	543 SQ.FT.*



**FINISHED STABLE**  
**MAIN FLOOR: 3108 SQ.FT.**  
(TACK ROOM, RIDER'S LOUNGE, EXECUTIVE OFFICE, TRAINING FACILITY, LIVING AREA)

DATE: 11.2023  
DRAWN BY: SEYMOUR  
TEL: 604-275-1244  
WWW.SEYMOURLTD.COM

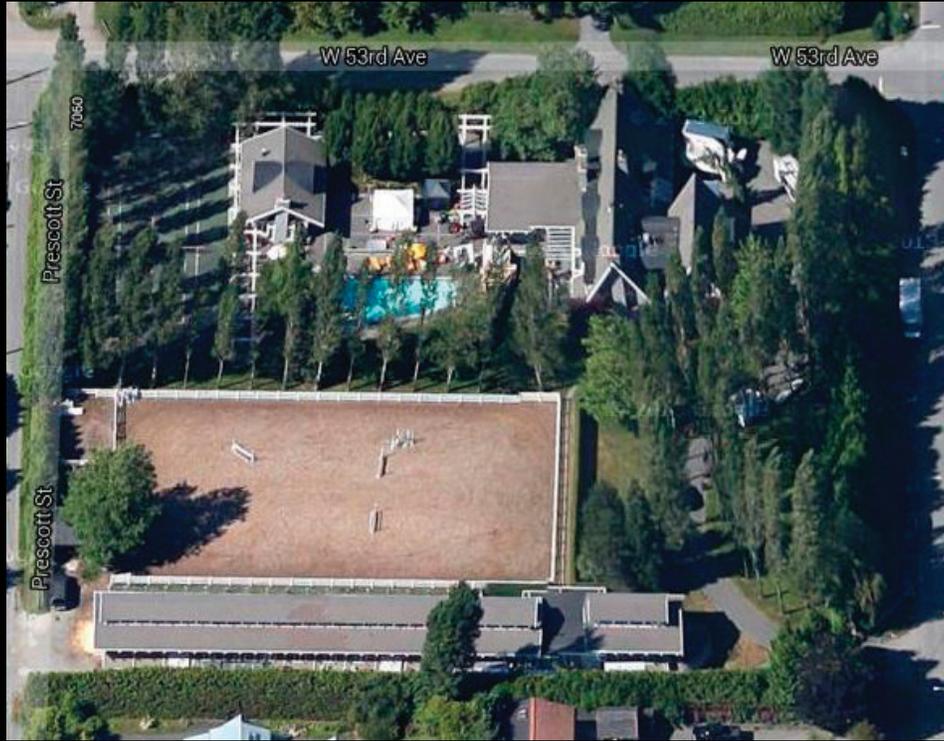
SCALE: 0 2 5 10 FT

NORTH

**DISCLAIMER:**  
1. THIS DRAWING IS FOR INFORMATIONAL USE ONLY & IS NOT INTENDED FOR CONSTRUCTION. SHOW DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED ON THE FIELD.  
2. FINISHED AREAS ARE ENCLOSED AREAS & UNDER THE SAME AS SHOWN. UNFINISHED AREAS ARE NOT SHOWN.  
3. ALL DIMENSIONS ARE TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.  
4. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
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Lot Size 107,382 sq. ft. (2.46 acres) | Neighbourhood: Southlands, Vancouver | Total Finished Areas: 11,611 sq. ft.  
Style: Old World British Mansion | Total Beds: 11 | Total Baths: 10 | Fireplaces: 9  
Guest Accommodation: Two Story Guest House | Amenities: Heated Pool & Spa, Tennis & Bocce Courts  
Equestrian Centre: Stables, Riding Arena, Rider's Lounge/Gym, Executive Offices, Media Center  
Staff Quarters: Nanny's Suite, Groom's Quarters

2012 Taxes: \$29,305.43 | Offered at: \$16,888,000 Canadian Dollars



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