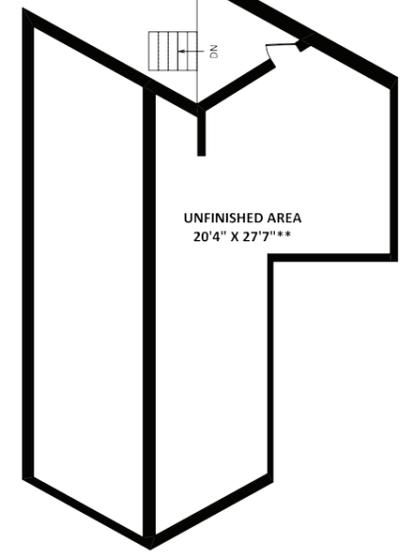
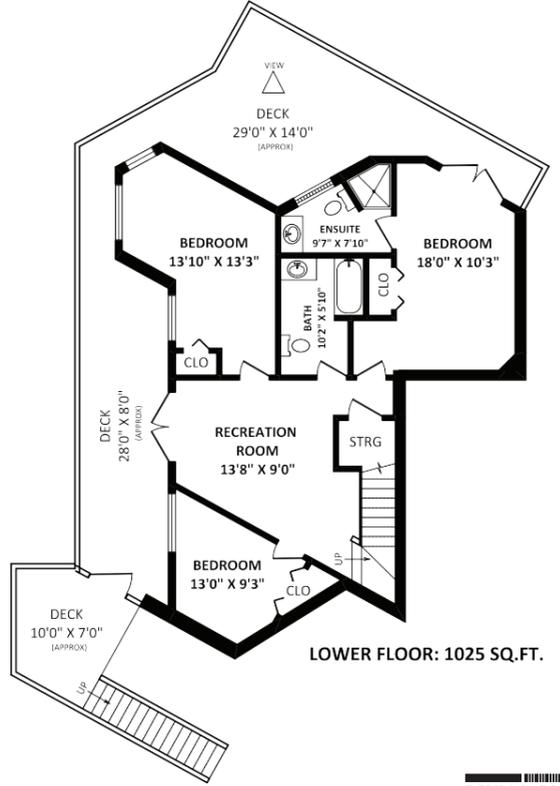
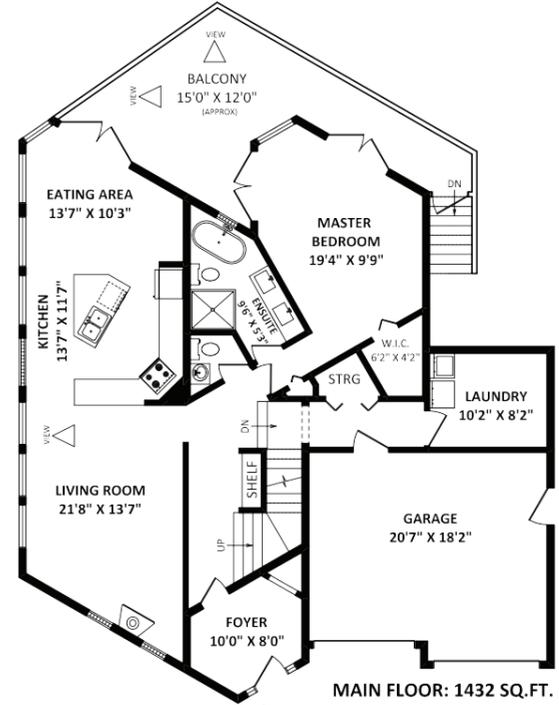
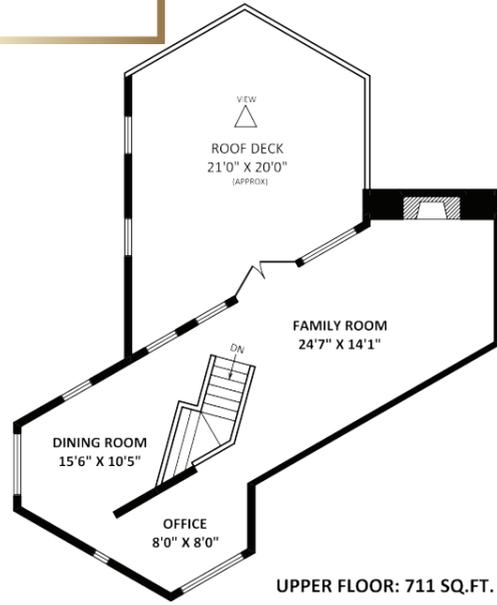




TOTAL FINISHED AREA: 3168 SQ.FT.

OTHER AREA(S)
 UNFINISHED AREA(S): 1041 SQ.FT.**
 GARAGE: 380 SQ.FT.
 DECKS: 667 SQ.FT.*
 ROOF DECK: 458 SQ.FT.*
 BALCONY: 301 SQ.FT.*

**MEASUREMENTS AND SQFT ARE TAKEN FROM CONSTRUCTION PLANS, AND ACCURACY NEEDS TO BE VERIFIED.



**UNFINISHED AREA. MEASUREMENTS AND SQFT ARE TAKEN FROM CONSTRUCTION PLANS, AND ACCURACY NEEDS TO BE VERIFIED.



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This communication is not intended to cause or induce breach of an existing agency agreement.

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252 Stewart Road, Lions Bay

West Coast Contemporary home with stunning views of Howe Sound. This re-imagined residence was designed to embrace the natural beauty of Lions Bay. It sits on a desirable cul-de-sac, surrounded by nature on a private, tranquil 26,000 SQ FT lot backing onto the Centennial Trail. Completely renovated in 2004 with many recent updates. It offers 4 bedrooms (2 masters) / 4 bathrooms / 3168 SQ FT on 3 levels plus 1041 SQ FT of untapped potential in the unfinished basement with separate entrance. The open concept kitchen and living room features a modern design with vaulted ceilings and floor to ceiling windows. Over 1400 SQ FT of outdoor decks capitalize on the incredible views and sunsets. Loads of storage and double garage. Walk to 3 beaches, trails, marina, school, café and store. 10 mins to Caulfeild & 25 mins to downtown Vancouver.



LOT SIZE	25,962 SQ FT
YEAR BUILT	1974
STYLE	3 Storey w/ basement
BEDROOMS	4
BATHROOMS	4
SIZE	4,209 SQ FT