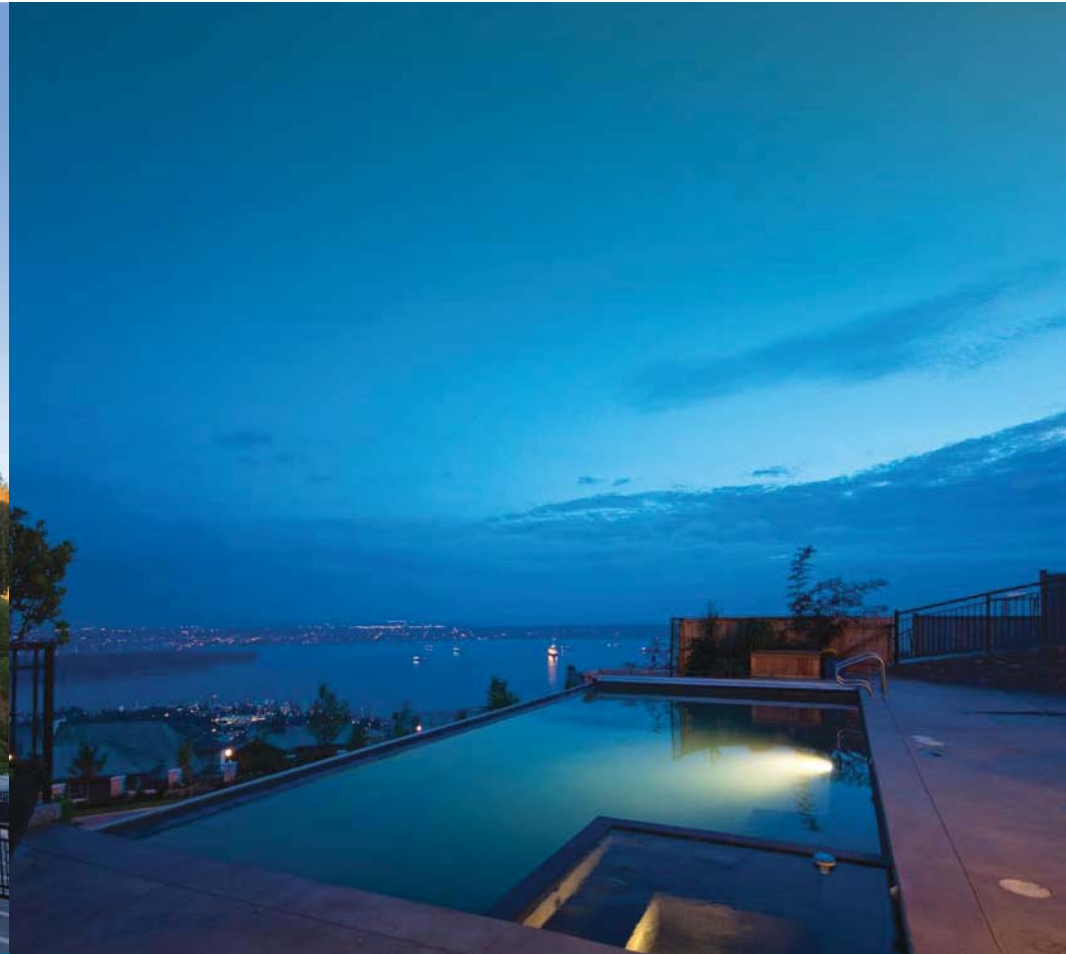


➔ CURB APPEAL



HOUSE OF DREAMS

Words by Marcie Good | Photos by Karim Virani

The Labradorite granite on the counters reflects a palette of green, copper and gold flecks echoed throughout the home... You can almost see the earth's curve from up there, it's so beautiful.

The exquisite and inviting West Vancouver home of Jules Campeau's young family reflects and showcases their passions for entertaining, cooking, art, dance and music. The stunning beauty of the surroundings and of the home itself make it an extraordinary gathering place. "I love the fact that it's a family house, not just for us but for our extended family," says Mr. Campeau. "It's just a wonderful place to be on a Friday night, instead of going out."

The gated residence at 2385 Kadlec Court high on the slopes of Whitby Estates in West

Vancouver is designed to accommodate people in a comfortable way. Although it measures in at 9,000 sq. ft., the thoughtful layout and careful attention to the function of each room allow it to feel very intimate. Nearly every room in the house has a window to the vast city, ocean, and mountain views, and yet the generous lot which backs onto Cypress Bowl Park gives the home a reassuring sense of privacy.

The two-year-old home is currently listed at \$5.988 million by Virani Real Estate Advisors, a luxury home marketing firm. "This is

undoubtedly one of the finest residences in West Vancouver," says Karim Virani, the company's founder. "The high level of craftsmanship of the home and the natural beauty of the location are truly remarkable."

The Arts and Crafts-inspired exterior was designed by renowned local architect David Poskitt, and features granite-based columns, decks on all three levels, elegant wood detailing and prominent gables. The heated driveway curves around the landscaped grounds to the triple garage at the rear. From the main-floor entry, the visitor immediately



sees the study to the side, furnished with West Coast wood, and the all-encompassing view through the living room in front.

Because the family loves entertaining, they put special focus on the kitchen. Working with designer Ruth Mason, they created a space that would allow many cooks. "Quite often we'll cook with friends, so we don't just have one workspace," says Mr. Campeau. Gourmet and social meal preparation is made easy with a large island in the middle of the kitchen, three ovens and one steam oven, two warming drawers, two dishwashers, and one beverage refrigerator and a large stand-up freezer along with the regular fridge. "It's a very functional kitchen. It makes very quick work of cleaning up after entertaining so you keep the mess at bay."

The kitchen's style also sets the tone for the rest of the home, using both traditional and contemporary ideas. The custom cabinets and crown moldings have ornate details in a classic European style. The island is fashioned with cabinets in rich espresso-stained alder, giving it a furniture-like look. It contrasts with the soft cream-coloured finish on the wall cabinetry. The glass tile backsplash and chrome finishings lend a more contemporary feel, while the Labradorite granite on the counters reflects a palette of green, copper and gold flecks echoed throughout the home. The flooring, quartersawn oak, also carries through most rooms.

Entertaining is also a pleasure on the patio, with a fully equipped outdoor kitchen. The wraparound deck on the main floor is great for hot summer days, when the family enjoys meals on the east-facing side of the home next to the garden.

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Among the family's most memorable gatherings was a party they gave to benefit the Canadian Culinary Olympic team, whose chefs barbecued food for about 40 of the Campeaus' friends and family. A large flat grass backyard is great for outdoor entertaining with children, and swimmers in the infinity-edge pool in front of the home can enjoy unobstructed views. The hot tub is built into a corner of the pool. When the safety cover is closed, you could drive a truck onto it. "We designed it so it can be covered for safety and also efficiency," says Mr. Campeau, "so that you're not heating the world."

The rest of the home flows naturally from the kitchen. "We wanted to create a very durable big open space to allow the family to grow, and yet still have privacy and separation, adult areas and kid areas," says designer Ruth Mason. The children's playroom, for example, is just off the living room, where a basalt-surrounded fireplace and a coffered ceiling give a sense of warmth and a grand piano faces the dazzling view. "You can almost see the earth's curve from up there, it's so beautiful," she says.

The family room features a more West Coast touch, with large wood tile surrounding the wall fireplace and a series of wooden rafters lining the ceiling. A large gracefully curving staircase leads down to the ground floor, where a large skylight allows natural light into the ballet studio and exercise room. Also on the ground floor are an exceptionally well-designed media room and a stone-walled, climate-controlled wine cellar which is physically detached from the house's foundation so that vibrations from the house won't disturb the wine. All of the home's

lighting, security cameras, televisions, music and the driveway heating can be controlled through a central unit.

All three bedrooms on the upper floor are ensuited, with an especially luxurious bathroom off the master bedroom. Ms. Mason used modern reproductions of classic lighting fixtures to give an edge to a traditional style. A big square Japanese-inspired soaker tub gives the ensuite a spa-like feel. A walk-through closet in the bedroom leads to a study with its own patio and garden space. "Our thoughts were that as the kids grow, that can sort of be our private space," recalls Mr. Campeau. ☑



Karim Virani is the president of Virani Real Estate Advisors, founded 21 years ago as a family business, and specializing in notable

homes. The company has distinguished itself with outstanding customer service and a highly strategic and innovative approach to marketing and selling luxury homes in Vancouver. Mr. Virani holds the prestigious designation of Certified Luxury Home Marketing Specialist from The Institute for Luxury Home Marketing, and consistently ranks among the top realtors in Canada. For more information on this home or on other real estate opportunities in Vancouver, contact Virani Real Estate Advisors at 604.913.1000.

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