



4230 LIONS AVENUE
NORTH VANCOUVER

Welcome To 4230 Lions Avenue

This 5,938 sq. ft. architectural masterpiece is a sports and entertainment oasis. Inspired by Frank Lloyd Wright's iconic 1909 Robie House, this stunning home showcases exceptional design, materials, and craftsmanship throughout.

Built for the highly active family, it features an indoor hockey practice rink, sports pool with integrated spa, professional weight training room, lighted putting green with practice net and chipping turf, and a soccer pitch. When it's time to relax and unwind, the main floor's open layout is seamlessly connected to a glass-enclosed outdoor kitchen and patio for year-round indoor-outdoor living, while the impressive home theater delivers cinema-quality entertainment.



ARCHITECTURE

Designed by Alex Voth, 4230 Lions Avenue draws directly on Frank Lloyd Wright's Robie House — the 1909 Chicago residence widely regarded as the defining work of the Prairie School and one of the most influential homes of the 20th century. Long, low rooflines, deeply cantilevered overhangs, and a strong horizontal datum running through the principal rooms ground the building to its corner site. The interior carries the same vocabulary: fir trim courses, stepped ceiling details, and built-in millwork that integrates lighting and storage in the Wright tradition.

4230 Lions Avenue, North Vancouver, 2013



Frank Lloyd Wright, Frederick C. Robie House, Chicago, 1909



WORKMANSHIP & MATERIALS

The level of workmanship and materials used throughout 4230 Lions Avenue is unprecedented in North Vancouver. Natural bluestone is used on all exterior elevations and for the fireplaces and outdoor kitchen; hand-selected solid fir is used on the commanding interior and exterior doors, windows and trim; solid cherry cabinetry runs throughout the residence; coffered fir ceilings crown the main floor; and gorgeous travertine is used on floors, countertops, and throughout the primary ensuite. Every element reflects a level of craftsmanship rarely seen at this scale — a house built to last generations.



LIVING ROOM



KITCHEN







PRIMARY BEDROOM



PRIMARY ENSUITE





HOME THEATER



INDOOR / OUTDOOR LIVING





SPORTS POOL





WEIGHT ROOM



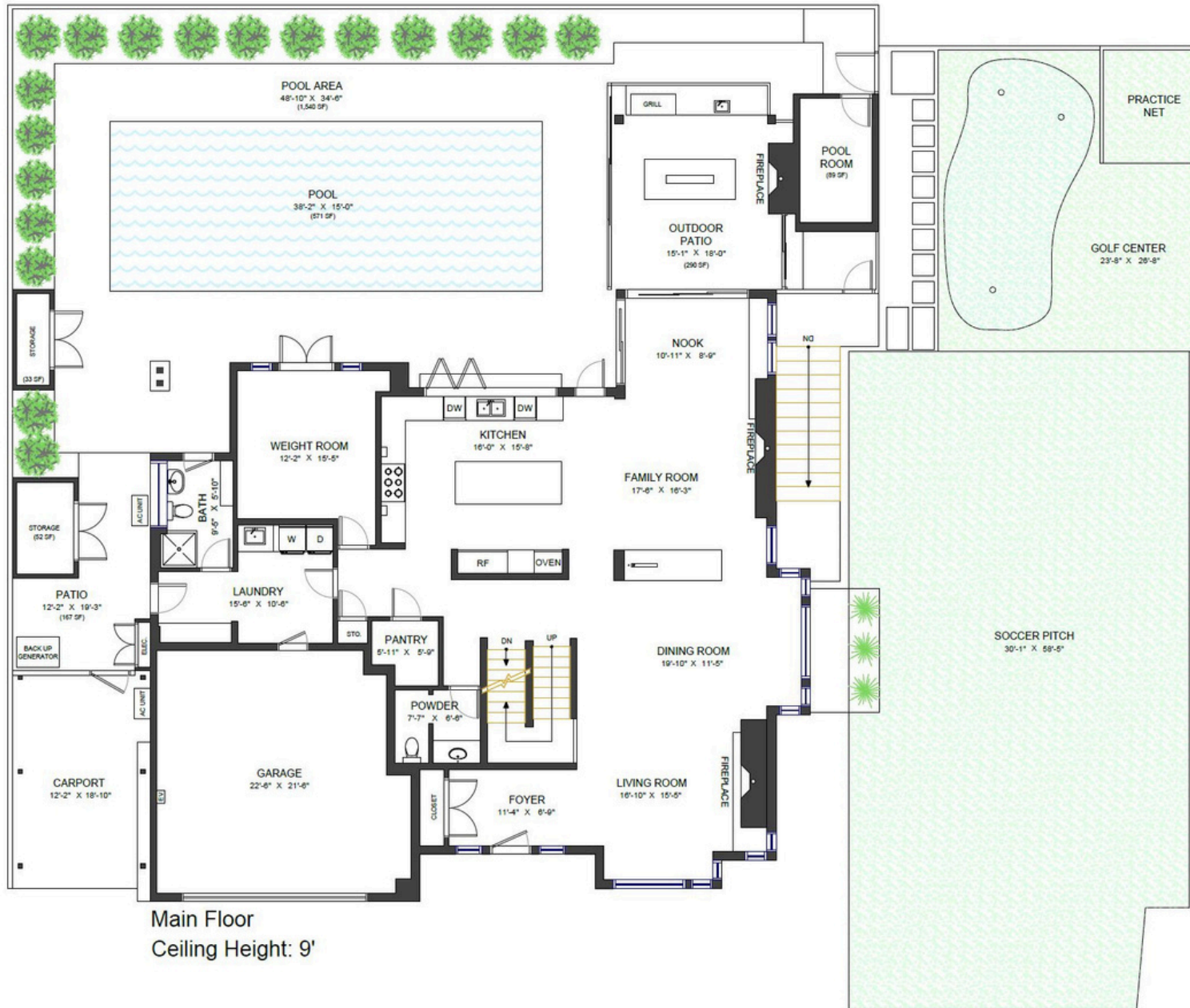


GOLF



SOCCER

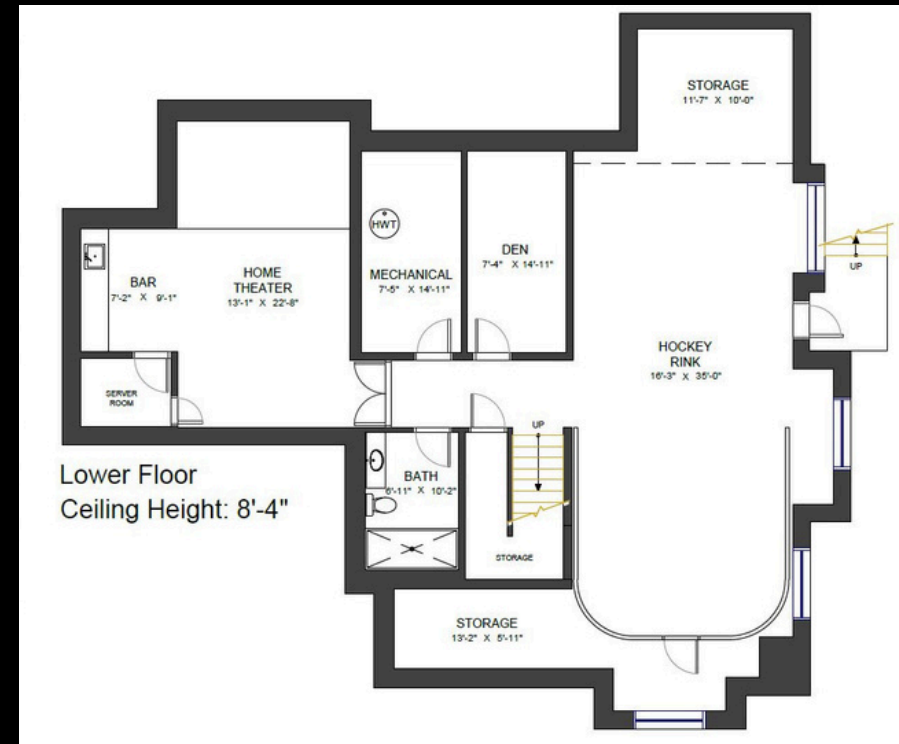
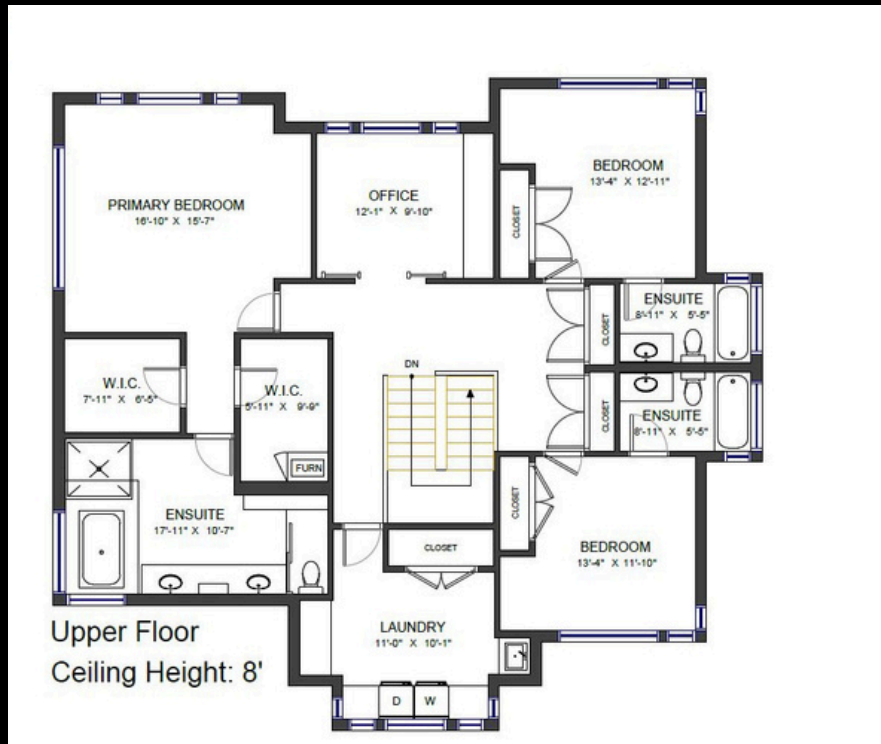
FLOOR PLANS



Main Floor
Ceiling Height: 9'

LOT AREA	10,043 SF
LIVING AREA	5,938 SF
MAIN FLOOR	2,091 SF
UPPER FLOOR	1,753 SF
LOWER FLOOR	2,094 SF
AUXILIARY AREA	5,782 SF
BACKYARD	2,729 SF
GARAGE	486 SF
CARPORT	242 SF
GOLF CENTER	637 SF
SOCCER PITCH	1,688 SF

FLOOR PLANS



Valid Until: April 16, 2027



All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.
Lot size based on owner-provided information; not independently verified.



EXTERIOR FINISHING

Solid fir doors, windows, and wrap-around trim

Bluestone cladding with concrete capping on all elevations, fireplaces, outdoor kitchen

Pebble dash stucco, cedar siding and cedar fascia

Clear hemlock soffit

Hidden gutters with Lindab 3" steel downspouts

Laminated fir posts and beams

MECHANICAL & ELECTRICAL

Viessmann boiler with recirculation pumps provides hot water on demand

Dual Daikin A/C systems for independent climate control of bedrooms, weight room, theater

400 Amp underground electrical service with Cummins back-up generator + 50 Amp EV charger

Lutron RadioRA home automation on main, outdoor, home theater, integrated with Google Home

Sonos controlled speakers throughout

OUTDOOR AMENITIES

Insulated 38'2" x 15' sports pool with integrated spa heated on-demand via app with hydraulic safety cover

Lighted golf area with putting green, practice net, chipping turf, and adjacent soccer pitch

DCS outdoor kitchen with bbq, side burner, dual fridge drawers, beer on tap + adjacent concrete fire table and fireplace

Laminated fir trellis with glass roof and seamless glass walls for year-round indoor-outdoor living

INTERIOR FINISHING

Solid cherry cabinets in kitchen, dining, living, office, powder, all ensuites, bar

Every single countertop is extra-thick granite or travertine

Solid 1 ¾" fir doors on main and upper floors with new Baldwin door hardware throughout

Refinished sapele hardwood and repolished travertine floors on main and upper floors

Gorgeous fir coffered ceiling extends through living and dining room spaces

Large living and family room landscape fireplaces with impressive floating stone hearths and mantels

Grohe faucets in kitchen, bar and every bath, Toto toilets, 3 custom glass showers, hoseable concrete pool bath with Duravit hanging toilet and sink

SIGNATURE SPACES

Chef's kitchen with indoor/outdoor counter and top-of-the-line appliances including 48" Wolf range, Wolf wall oven, Wolf microwave, Wolf warming drawer, 48" Sub-zero fridge, Sub-zero dual fridge drawers, Miele coffee machine, Bosch and Fisher-Paykel dishwashers

Indoor hockey practice rink (35' x 16'3") with official hockey net, boards, glass and radar gun for convenient skills training

Showpiece ensuite with dual soaker tub, travertine deck and shower with Kohler digital controls and steam

Dedicated home theater with premium in-wall speakers, 4k Sony projector, hidden rack & storage, bar

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BELLEVUE Realty Group
www.ericchristiansen.com

ERIC CHRISTIANSEN
GROUP

604.312.9999

eric@ericchristiansen.com