

4230 LIONS AVENUE

North Vancouver, BC

This 5,938 sq ft architectural masterpiece is a sports and entertainment oasis. Inspired by Frank Lloyd Wright's iconic 1909 Robie House, this home by Alex Voth showcases exceptional design, materials and craftsmanship throughout. Interior design by Oy Christopher; construction completed by S. Currie Construction in 2013, refreshed in 2025–2026.

Architecture & Design

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. Long, low rooflines, deeply cantilevered overhangs, and a strong horizontal datum running through the principal rooms ground the building to its 10,043 sq ft corner lot near Handsworth Secondary. 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.

Workmanship & Materials

Every element reflects a level of craftsmanship rarely seen at this scale — a house built to last generations. Natural bluestone cladding with concrete capping wraps all four elevations, all three fireplaces, and the outdoor kitchen. Hand-selected solid VG fir is used on the commanding interior and exterior doors, windows and wrap-around trim. Solid cherry cabinetry runs throughout the residence — kitchen, dining, living, office, powder, all ensuites, and the home theatre bar. Coffered fir ceilings crown the main floor living and dining rooms. Every single countertop is extra-thick granite or travertine. Refinished sapele hardwood and re-polished travertine floors span the main and upper floors.

Indoor-Outdoor Living & Entertainment

The main floor's open layout is seamlessly connected to a glass-enclosed outdoor kitchen and patio for year-round indoor-outdoor living. A laminated fir trellis with glass roof and seamless sliding glass walls creates a fully sheltered outdoor room featuring a DCS outdoor kitchen with BBQ, side burner, dual fridge drawers, beer on tap, an adjacent concrete fire table and landscape fireplace. Inside, the dedicated home theatre with premium in-wall speakers, 4K Sony projector, hidden rack and storage, and cherry bar delivers cinema-quality entertainment.

Athletic & Training Facilities

Built for the highly active family, 4230 Lions Avenue integrates multiple professional training facilities into the architecture from the foundation up. An insulated sports pool (38'2" x 15') with integrated spa is heated on-demand via app with a hydraulic safety cover. The weight training room opens directly to the pool deck. A lighted putting green with practice net and chipping turf sits adjacent to a private soccer pitch. The lower level houses a 35' x 16'3" indoor hockey practice rink with official net, boards, glass, and radar gun, made possible by extensive structural steel framing rarely seen in residential construction.

Disclaimer: All information provided herein is made to the best of seller's knowledge. The seller and seller's agent take no responsibility for the accuracy of any claims, statements, or other information contained herein. The purchaser is advised to make their own independent assessment of the property.

SPECIFICATIONS

Mechanical & Electrical

Viessmann boiler with in-slab radiant heat on every floor
Instant hot water on demand via recirculation pumps from a passive hot water tank
Two Daikin A/C systems for independent climate control of bedrooms, weight room, theatre
Dedicated pool and spa boiler with remote app control
400 Amp underground electrical service with Cummins back-up generator + 50 Amp EV charger
Lutron RadioRA home automation on main floor, outdoor patio and soffits and home theatre, integrated with Google Home
Sonos controlled speakers throughout

Exterior Finishing

Solid 1¾" VG fir doors, including showcase post-less lift and glide corner door system spanning over 18 linear feet
Solid VG fir windows and wrap-around trim including 11'7" folding kitchen window with indoor/outdoor counter
Laminated fir posts and beams at front entrance, rear pool bathroom, and comprising the glass covered trellis
Bluestone cladding with concrete capping on all elevations, fireplaces, outdoor kitchen
Pebble dash stucco, solid cedar siding and two-level solid cedar fascia
Clear hemlock soffit
Hidden gutters with Lindab 3" steel downspouts

Interior Finishing

Solid cherry cabinets in kitchen, dining, living, office, powder, all ensuites, and home theatre bar
Every single countertop is either extra-thick granite or travertine (1 ¼" solid slab or 3" mitered)
Solid 1¾" VG fir shaker doors on main and upper floors (8' tall on main)
Solid 1¾" solid painted shaker doors in basement
New Baldwin door hardware throughout
Refinished sapele hardwood on main and upper floors
Repolished travertine floors in kitchen, family, nook, primary ensuite
New wool carpets in home theater and basement den
Hand-sanded fir coffered ceiling extending through living and dining room spaces
60" x 16" living and family room landscape fireplaces with long 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

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Signature Spaces

Chef's kitchen with indoor/outdoor counter and premium appliance package including 48" Wolf range, 30" 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

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

Dedicated home theatre with premium in-wall speakers, 4K Sony projector, hidden rack & storage, and adjacent bar

Indoor hockey practice rink (35' x 16'3") with official hockey net, boards, glass and radar gun, enabled by extensive structural steel framing in basement and main floor levels

Professional weight room opening directly to pool deck

Outdoor Amenities

Insulated sports pool (38'2" x 15') with integrated spa heated on demand via app with hydraulic safety cover. Large porcelain tiles enabled by formed concrete structure (not shotcrete)

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 Horizon Legend fireplace

Glass enclosed patio via laminated fir trellis with glass roof and seamless glass walls for year-round indoor-outdoor living

Meticulously maintained with over \$110,000 of refreshed items in 2025/2026.

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