



Edge  
cliff  
ESTATE

The  
Griffith

# The Griffith

**2050 Edgecliffe Place • \$3,500,000**

Heritage designated Oak Bay landmark offering spectacular ocean and mountain views.

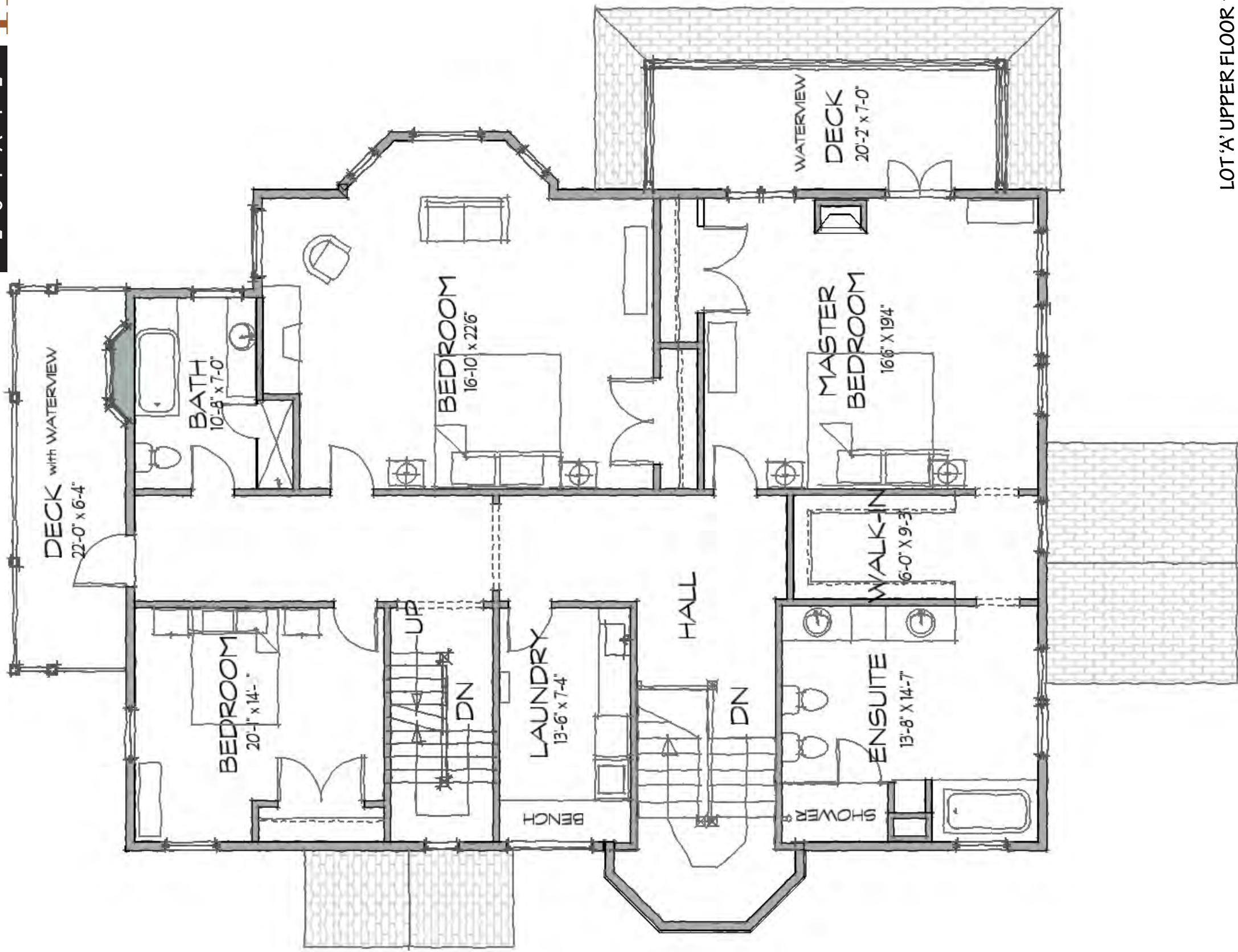
5 Bedrooms  
5 Bathrooms  
7,662 Sq. Ft.





# Edgecliffe

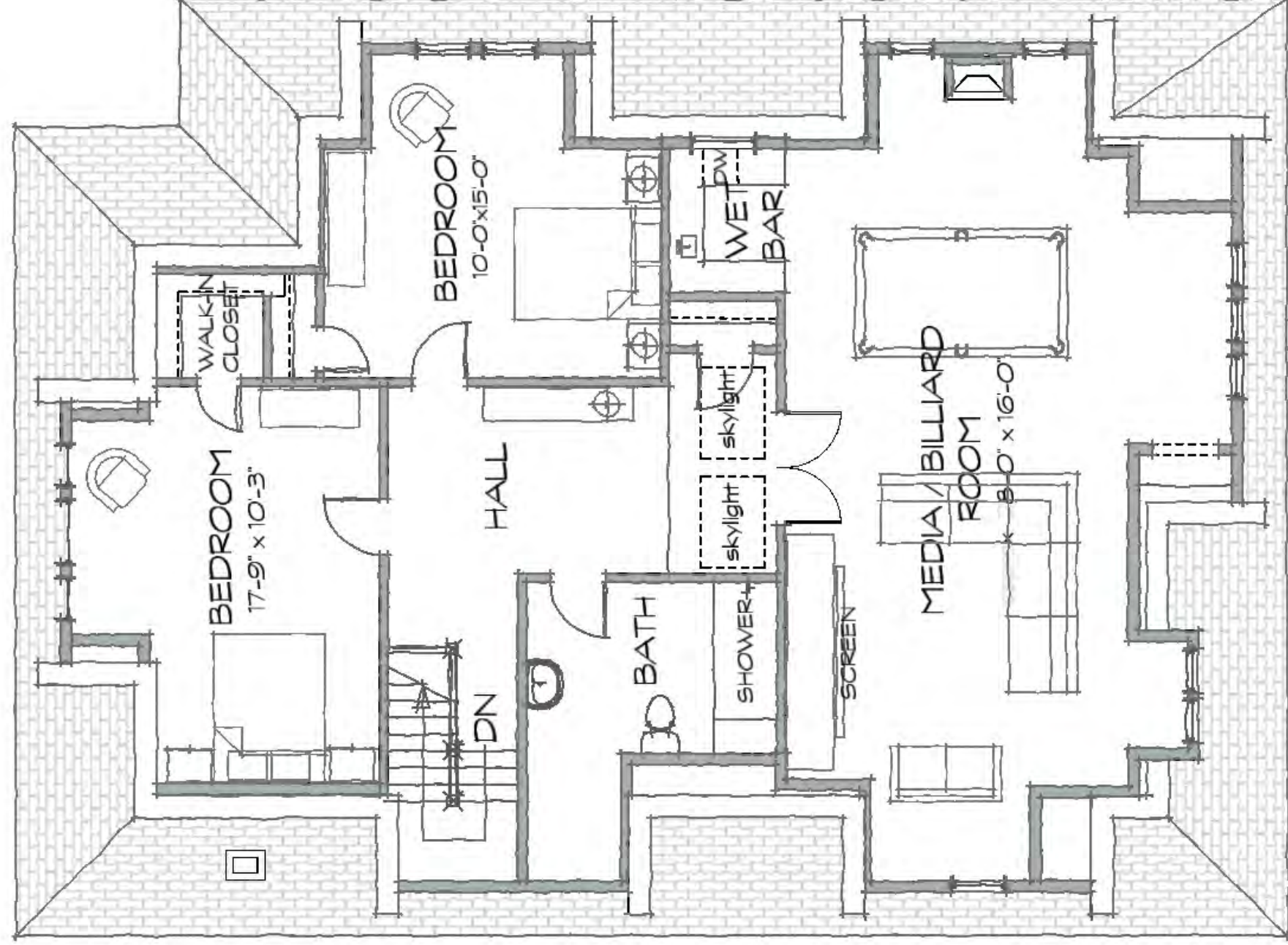
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LOT 'A' UPPER FLOOR 1919ft<sup>2</sup>

# Edgecliffe

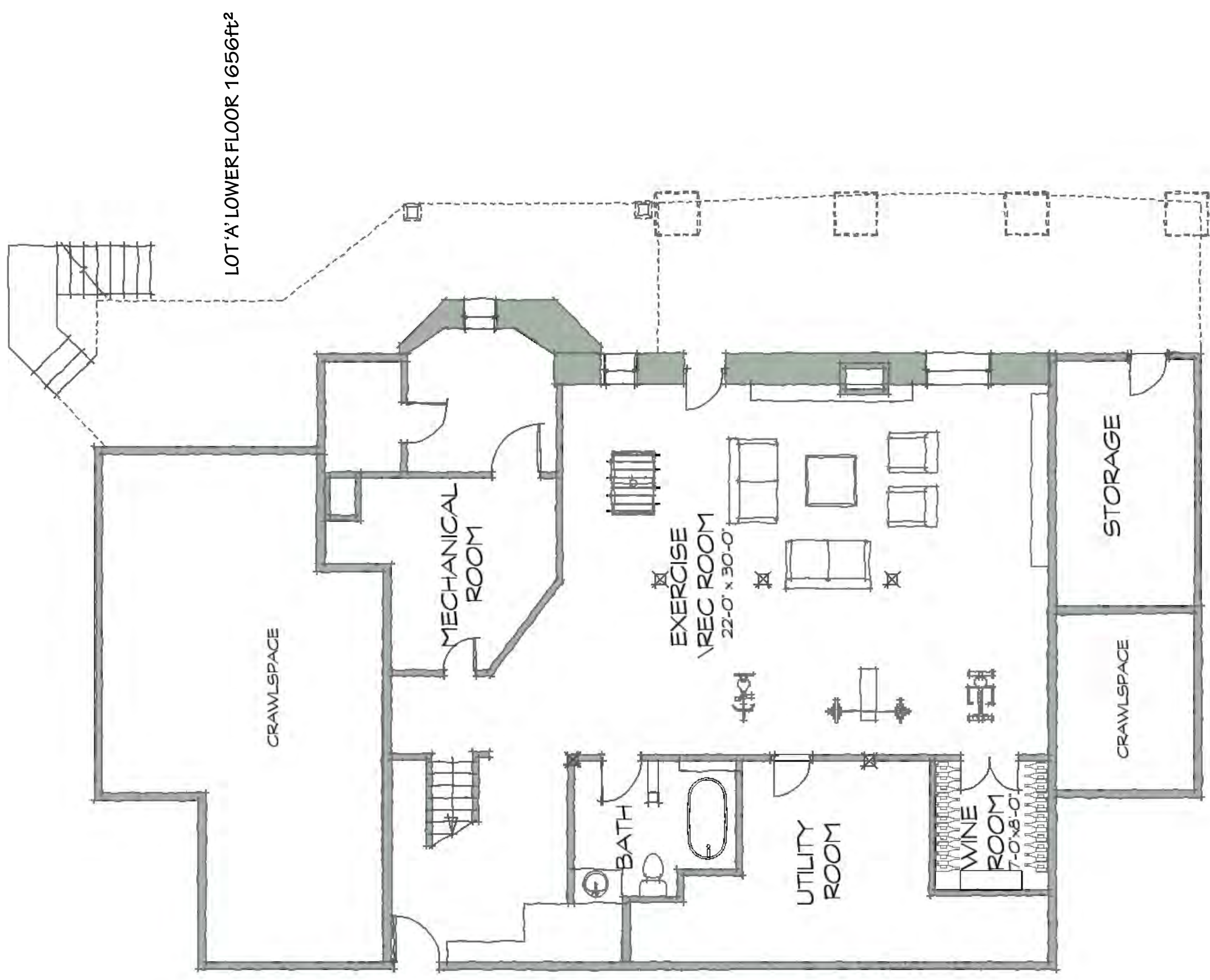
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LOT 'A' ATTIC FLOOR 1500ft<sup>2</sup>

# Edgecliffe

ESTATE



**“THE GRIFFITH”**  
**2050 Edgecliffe Place**

**\$3,500,000**

**A distinguished residence of timeless Tudor design**

**HISTORICAL SIGNIFICANCE**

- Heritage Designated Oak Bay landmark house offering spectacular ocean and mountain views
- Originally designed and built in 1910 by Henry Sandham Griffith, noted architect of Spencer’s Castle and the Vancouver Board of Trade building

**HISTORICAL RESTORATION**

- Art Deco inspired restoration by an Award-Winning Interior Designer
- Reclaimed hardwood and softwood flooring throughout
- Architecturally-sympathetic addition of fixtures and fittings including Schonbek crystal chandeliers
- Magnificently detailed 10 foot main floor coffered ceilings with original grand crown moldings
- Seven re-conditioned fireplaces and mantles with authentically-styled tiles
- Original handcrafted built-in cabinetry
- Leaded stain glass wood windows
- Restored or replicated hardware throughout
- Re-claimed interior doors with original hardware, trimmed with grand authentic wood moldings

**CHEF’S KITCHEN & DINING AREAS**

- Gourmet kitchen designed by Award-Winning cabinet maker with imported granite countertops and Heartland “Classic Collection” appliances including: two refrigerators; 48” six-burner gas range; and two dishwashers
- Wine fridge; two sinks and built-in television
- Newly created bright east and south-facing breakfast room with patio access
- Built-in stereo system in kitchen and dining room

**REST AND RELAXATION**

- Spacious Master Suite with private observation deck, fireplace, and generous walk-in closet
- Ensuite with custom walk-in shower, soaker tub, double vanity, bidet, in-floor radiant heat and built-in stereo system
- Billiards and Media Room with projector, surround sound system and built-in beverage bar
- Designer series luxury bathroom and plumbing fixtures
- Skylights and vaulted ceilings up to 17’ on the upper floor

**SOPHISTICATED SYSTEMS**

- Upgraded insulation and weather-proofing
- Radiant Gas Water Heating and updated Boiler System
- Alarm system pre-wired
- CAT-5 network wiring
- Built-in wall safe and built-in vacuum system
- Updated electrical service; wiring; and plumbing system

**OUTDOOR LIVING**

- Professional Landscape Design offering in-ground sprinkler system, outdoor fire pit, built-in barbeque, hand-crafted arbors and fencing
- Multi-tiered maintenance-free concrete patios with water feature in large rear yard
- Built-in outdoor stereo system
- Authentic wrought-iron railings
- Spacious vista observation decks from several rooms
- Sizeable detached double garage with upper storage area

Meticulously created by  
National Award-Winning Builder  
Abstract Developments Inc.

# Edge & Cliffe

ESTATE



[www.edgecliffplace.com](http://www.edgecliffplace.com)



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Abstract Developments Inc. reserves the right to make changes in order to improve the development.

