

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**1205 Clyde Avenue, West Vancouver, BC, V7T 1E6, Canada**

**MLS®# R2600497**



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<b>Property Value</b>	\$3,198,000
<b>Type</b>	House
<b>Basement</b>	Full
<b>Parking</b>	Carport & Garage
<b>Year Built</b>	2008
<b>Taxes</b>	\$6,379.68
<b>Living Area</b>	3,014 sq.ft.
<b>Lot Frontage</b>	33 ft
<b>Lot Depth</b>	122 ft
<b>Lot Size Area</b>	4,026 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4 full & 1 half

### Description

Gorgeous close-in views and a gem of a home in Ambleside at its finest. Located on a quiet Ambleside corner lot with views of Lions Gate Bridge, downtown and beautiful ocean views. This 3 level reverse plan home offers 3,014sqft of spacious living; house hardly lived in, shows like brand new! Top floor features open floor plan with a vaulted ceiling, South facing family room, North and South facing sun decks and a gourmet kitchen with a large island and top-grade appliances. 3 ensuite bedrooms on the main floor; master bedroom with a fireplace, walk-in closet and sun deck. Additional 1 bedroom, 1 bathroom suite on lower level, large living space, laundry room, storage and separate entrance. Hardwood flooring, radiant heat, detached garage with an extra parking spot, nicely landscaped corner lot! Excellent location, steps to Ambleside Park and Park Royal.





