

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

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

1895 Rosebery Avenue, West Vancouver, BC, V7V 2Z5, Canada

MLS®# R2641283



Property Value	\$2,680,000
Type	House
Basement	Fully Finished
Parking	Carport; multiple
Year Built	1962
Taxes	\$6,074.41
Living Area	3,252 sq.ft.
Lot Frontage	88 ft
Lot Depth	143 ft
Lot Size Area	12,143 sq.ft.
Bedrooms	5
Bathrooms	3 full

Description

Welcome to 1895 Roseberry Avenue, this 3,252sqft house is situated on a 12,143sqft lot. Spacious 2 bedroom (with option of a 3rd bedroom) mortgage helper in the lower level makes an amazing investment property or mortgage helper. Upper level consists of 3 bedrooms, 2 bathrooms, a beautiful renovated kitchen, formal living room and lastly a TV room with outstanding panoramic views. Over a 12,000sqft lot, frontage of 88ft, spectacular downtown, Lions Gate and Mt Baker views make this property a one of a kind building lot in the heart of West Vancouver. In addition, Over 3,200sqft of living and a great location provide a fabulous house for families and couples. Very close to West Vancouver Secondary School, École Pauline Johnson Elementary School, Trails, Beach, Golf Course, Country Club, Grocery stores.



