

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

Phone:
Mobile: 604-716-0005
Fax: 604-281-3343
Email: naz@behroyan.ca

1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

1847 Larson Road, North Vancouver, BC, V7M 2Z7, Canada

MLS®# R2004495



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Property Value	\$1,569,000
Type	House
Style	2 Storey with Basement
Basement	Full
Year Built	2012
Taxes	6380 (2015)
Living Area	3,289 sq.ft.
Lot Size Area	5,061 sq.ft.
Bedrooms	6
Bathrooms	6 full

Description

Energy efficient luxury home in the heart of North Van situated in the perfect location to be close to all the important amenities. Walking distance from the newly rebuilt Carson Graham and Westview Elementary. Also, steps away from Capilano Mall and Westview Shopping Centre. Enjoy a legal 2 level 1000sqft secondary suit located in a private location behind the house which brings in ample revenue. The main house has an open kitchen, living room and dining room and the second floor enjoys 3 bdrms and 2bth. Kitchen features granite counters and stainless steel energy star Bosch appliances. Basement has a 1bdm and 1bth suite for extra revenue. Features incl. radiant in floor heating and engineered Hardwood flooring.