

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

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

4165 Burkehill Place, West Vancouver, BC, V7V 3M8, Canada

MLS®# R2636858



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Property Value	\$2,198,000
Type	House
Basement	Finished
Parking	4 Cars; 1 Covered
Year Built	1957
Taxes	\$6,148.78
Living Area	3,432 sq.ft.
Lot Frontage	105 ft
Lot Depth	238 ft
Lot Size Area	20,910 sq.ft.
Bedrooms	3
Bathrooms	2 full & 1 half

Description

Enjoy beautiful ocean views from the well desired neighbourhood of bayridge! This home boasts 3 beds, 3 baths, a large office with French doors spanning over 3,400sqft of living space. Nestled on a 20,000+ sqft lot in a quiet cup-de-sac this property offers peace & tranquility. Large patio over looking the ocean views with it wrapping around to the side of the home which is fully covered, perfect for entertaining on rainy fall days. Open concept floorplan and a virtually flat driveway! Great opportunity to own a property full of potential. School Catchment areas for West Bay elementary and the renowned Rockridge Secondary School.



