

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

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

696 St. James Road, North Vancouver, BC, V7K 1G7, Canada

MLS®# R2637451



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Property Value	\$2,638,000
Type	House
Basement	Fully Finished, Separate Entry
Parking	3 Cars; 1 Covered
Year Built	1968
Taxes	\$7,346.71
Living Area	3,530 sq.ft.
Lot Frontage	65 ft
Lot Depth	125 ft
Lot Size Area	8,125 sq.ft.
Bedrooms	5
Bathrooms	2 full & 1 half

Description

Spanish Villa inspired home complete with standalone 2 bedroom mortgage helper and flat private backyard with outdoor pool. This home features a total of 5 bedroom and 3 bathrooms with peak-a-boo views of the city and water with over 3,500 sqft of living space situated on a 8,125 sqft south facing lot boasting stainless steel appliances, breakfast bar over looking the family room. Enjoy private access to Princess Park from your backyard. Walking distance to some of the best schools North Vancouver has to offer including Carisbrooke Elementary and Argyle Secondary School and minutes away from shopping, restaurants and ski hills.



