

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

561 BALLANTREE ROAD, West Vancouver, BC, V7S 1W4, Canada

MLS®# R2839348



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Property Value	\$4,688,000
Type	House
Basement	Fully Finished
Parking	2 Car Garage
Year Built	2013
Taxes	\$13,312.58
Living Area	5,694 sq.ft.
Lot Frontage	169 ft
Lot Depth	105 ft
Lot Size Area	13,635 sq.ft.
Bedrooms	4
Bathrooms	4 full & 1 half

## Description

Enjoy breathtaking views and tranquility from this stunning custom-built luxury home that epitomizes the soul of West Coast contemporary. Once you step into the grand foyer entrance you find yourself immersed in the finest finishings from extensive custom millwork, elegant hardwood flooring, stone accents and ample windows and skylights. Featuring 4 spacious bedrooms (all en-suited), 5 bathrooms, a gourmet chef's kitchen with top grade appliances and a large private patio area. This home simply has it all! Situated on an estate sized lot and close to Collingwood School, Capilano Golf & Country Club, ski hills and Park Royal Mall - the location is simply fantastic. Truly one the of the most unique and inspiring homes on the market and needs to be seen to be fully appreciated!

\*Flex space on main floor can be used as 4th bedroom. Tax sheet incorrectly reflects 2009 build, District of WV issued Occupancy Permit in 2013. Minimum 24hr notice needed for showings as per request of tenant.



