

**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

2951 St. Georges Avenue, North Vancouver, BC, V7N 4G9, Canada

**MLS®# V1127638**



Image not found or type unknown

<b>Property Value</b>	\$1,199,000
<b>Type</b>	House
<b>Year Built</b>	1979
<b>Taxes</b>	5310 (2014)
<b>Living Area</b>	2,431 sq.ft.
<b>Lot Size Area</b>	5,369 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full

### Description

Charming home centrally located! This home is situated on about 5,389 sqft of land main floor features 3 bedrooms, 2 bathrooms, living room with fireplace, dinning room, family room & a modern kitchen. Master suite features a large ensuite and walk-in closet. Lower floor has the potential for a legal suite with separate back entrance, second fully equipped kitchen, 1 bedroom and 1 bathroom and features a laundry room, office and access to parking garage. This centrally located home is a must see, it is walking distance to transit, schools, parks, recreation centers and shops. Also minutes away from ski hills, marina and shopping centers.