

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

**1901 Queens Avenue, West Vancouver, BC, V7V 2X8, Canada**

**MLS®# V1106681**



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<b>Property Value</b>	\$2,550,000
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Basement</b>	Fully Finished
<b>Year Built</b>	1962
<b>Taxes</b>	7469 (2014)
<b>Living Area</b>	3,796 sq.ft.
<b>Lot Size Area</b>	12,861 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4 full

**Description**

BEAUTIFUL DOWNTOWN, OCEAN AND LIONS GATE VIEW! This home is situated on over 12,000 sqft of flat land, has a large recreation room and family room perfect for entertaining, with a kitchen on each floor. Downstairs suite is perfect for out of country guests or the in-laws. This home is move in ready and perfect for a family of any size. Close to schools, recreation center, shopping and the marina!