

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

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

1388 W 17th Street, North Vancouver, BC, V7P 1W4, Canada

MLS®# R2683631



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Property Value	\$1,788,000
Type	House
Parking	4 Cars; 2 Covered
Year Built	1987
Taxes	\$6,143.31
Living Area	1,862 sq.ft.
Lot Frontage	33 ft
Lot Depth	120 ft
Lot Size Area	3,960 sq.ft.
Bedrooms	4
Bathrooms	2 full & 1 half

Description

Amazing location! Located on a quiet, family oriented cul de sac and in a great school catchment. This 4 bedroom, 3 bathroom 1,862sqft home is perfect for raising a family! Close to parks, hiking trails and all that the North Shore has to offer. Easy access to the highway and downtown core. Detached 2 car garage with extra storage room and 2 car parking pad in the front. South facing lot with no obstruction. Very well taken care of property with tons of upgrades. New hot water tank (50 gallon, 2019), most windows and patio doors changed (2019) with life-time warranty. New blinds on all windows (2019). New appliances and washer/dryer. Large back patio with new glass patio cover. All new fire alarms/smoke detectors (2021). Back lane access. 2 fireplaces, natural gas and wood. Easy to maintain garden with freshly installed grass. Hardwood floors throughout.



