

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

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

1456 Fulton Avenue, West Vancouver, BC, V7T 1P1, Canada

MLS®# V1126226



Property Value	\$1,998,000
Type	House
Style	2 Storey with Basement
Basement	Full
Year Built	1989
Taxes	4928 (2014)
Living Area	3,162 sq.ft.
Lot Size Area	6,072 sq.ft.
Bedrooms	4
Bathrooms	4 full

Description

Centrally located this home is situated on over 6000sqft of land and enjoys peek-a-boo views of Stanley Park and the sea. This 4 bedroom 4 bathroom home features an open floor plan, high ceilings, real hardwood floors, 2 gas fireplaces, walkout basement, central aircon, built-in vacuum, skylights to maximize natural light, and a stairlift. A beautiful treed pond-like area with patio and two decks in a private back yard is perfect for entertaining guests or relaxing with the family. Walking distance to the beach, parks, shops and schools: 5 minutes to Hollyburn Elementary, 8 minutes to West Van Secondary (IB World School). Roof redone in 2012. Great location and definitely a must see! Please see attached for floor plan.