

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

1399 23rd Street, North Vancouver, BC, V7P 2H6, Canada

**MLS®# R2146158**



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<b>Property Value</b>	\$2,550,000
<b>Type</b>	House
<b>Style</b>	2 Storey w/Bsmt.
<b>Basement</b>	Fully Finished, Separate Entry
<b>Year Built</b>	2004
<b>Taxes</b>	9912.3
<b>Living Area</b>	4,585 sq.ft.
<b>Lot Depth</b>	138 ft
<b>Lot Size Area</b>	8,280 sq.ft.
<b>Bedrooms</b>	7
<b>Bathrooms</b>	4 full
<b>Maintenance Fee</b>	\$0.00

### Description

This beautiful corner lot custom built home, located in Pemberton Heights, is situated on over 8200sqft of land and offers over 4600sqft of living space. Enjoy open concept floor plan, 10' & 12' ceiling heights throughout, gourmet kitchen with granite countertops, SS appliances & a breakfast bar on the main floor and in floor radiant heating. Upper floor features 4 bedrooms including master bedroom with a large walk-in closet, a spa like ensuite and a private balcony. Lower floor features an in-law suite with full kitchen and separate entrance. Perfect location minutes away from Lions Gate, Grouse Ski hill, Shopping Centres, restaurants and great schools. Open House: Sat March 18th 2-4







