

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

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

**2432 Ottawa Avenue, West Vancouver, BC, V7V 2T1, Canada**

**MLS®# R2148404**



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<b>Property Value</b>	\$3,998,000
<b>Type</b>	House
<b>Style</b>	1 1/2 Storey
<b>Basement</b>	Fully Finished
<b>Year Built</b>	1926
<b>Taxes</b>	\$7210.95 (2016)
<b>Living Area</b>	1,449 sq.ft.
<b>Lot Depth</b>	145 ft
<b>Lot Size Area</b>	8,700 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2 full

### Description

Breathtaking views of water and mountains from this south facing 60 x 145 foot lot! Located in the heart of Dundarave just minutes away from some of the best schools in Greater Vancouver, Cypress Ski Hill, restaurants, shops, beach and much more. This home has lots of character and is the perfect for builders, investors or a starter home. Call today for a private viewing! Open House: March 25th/26th 2-4



