

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

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

840 Andover Crescent, West Vancouver, BC, V7S 1Y3, Canada

MLS®# V1051221



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Property Value	\$3,980,000
Type	1/2 Duplex
Year Built	2013
Taxes	6571 (2013)
Living Area	5,438 sq.ft.
Lot Size Area	13,943 sq.ft.
Bedrooms	4
Bathrooms	6 full

Description

A brand new home designed by Paul Butler and built by Kuna, European builders with over 40 years of experience in new construction. Situated on a flat lot with beautiful landscaping, this 4 bed 6 bath home is built with incredible attention to detail with an outlook of mountains, ocean, and the city. Spacious plan with marble and hardwood flooring throughout, custom wine cellar. Massive open covered decks w/ fire pit, custom kitchen with Wolf/Sub-Zero appliances with quartz counter tops coupled with a spacious walk-out kitchen. Smart home screens with surround sound throughout. Situated across a luxurious evaluation are well-appointed bedrooms with 12"10" ceilings, ensuite and indoor/outdoor living with access to covered patio and the backyard.