

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

**Phone:**  
**Mobile:** 604-716-0005  
**Fax:** 604-281-3343  
**Email:** naz@behroyan.ca

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

**561 St. Andrews Road, West Vancouver, BC, V7S 1V3, Canada**

**MLS®# V1041953**



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<b>Property Value</b>	\$3,198,000
<b>Type</b>	House
<b>Style</b>	3 Storey
<b>Basement</b>	Full
<b>Taxes</b>	8770 (2013)
<b>Living Area</b>	5,577 sq.ft.
<b>Lot Size Area</b>	13,245 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	7 full

### Description

Newly constructed home featuring 5600 sqft of living resides on a 13000 sqft lot with beautiful Water, City & outstanding mountain views. Architectural perfection at its best with an open concept coupled with exquisite finishings & lighting custom island kit, Wok kitchen, E/A FR w/media centre, 5 bedrooms, spa like ensuite, walk in closet, 2 laundry areas, Heated Driveway, 7 bathrooms, circular staircase, radian heating, polished marble floors, wine room, private study & multimedia rec room. Close to collingwood & minutes away from Park Royal, whole food, Osaka. Great value & definitely a pleasure to show.