

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

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

3161 43rd Avenue West, Vancouver West, BC, V6N 3J4, Canada

MLS®# V1049087



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Property Value	\$2,998,000
Type	House
Style	2 Storey with Basement
Basement	Full
Year Built	1936
Taxes	11130 (2013)
Living Area	3,798 sq.ft.
Bedrooms	5
Bathrooms	4 full

Description

Classic Kerrisdale 5 bedroom home on large 74 x 144 ft lot. Formal cross hall living room and dining room plan with original oak floors, wood burning fireplace, formal foyer entrance. Family room off kitchen with gas fireplace and french doors leading onto large deck surrounded by private park like landscaped gardens. New kitchen, baths and windows in 2002. Four bedrooms upstairs plus a bright sitting area overlooking the landing. Lower level completely renovated with huge recreation room, laundry, bedroom and full bath. Professionally landscaped property with brick/paver walks and driveway. This home is a must see!