

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

1840 Mathers Avenue, West Vancouver, BC, V7V 2G7, Canada

MLS®# R2244643



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Property Value	\$2,270,000
Type	House
Parking	6 Cars; 2 Covered
Year Built	1963
Taxes	\$5,923.00 (2017)
Living Area	2,320 sq.ft.
Lot Size Area	7,415 sq.ft.
Bedrooms	5
Bathrooms	3 full

### Description

Offering a spacious 4/5 bedroom & 3 bathroom plus den family home on the golden mile, Mathers Ave, centrally located in popular Ambleside. Fabulous 3 level split floor plan, w/main level spacious living, dining room off kitchen.

Bedroom on main level has no closet. Sunny southerly backyard views. Double garage with lots of additional level parking. Upper level offers 3 spacious bedrooms & the large den & ensuite & walk in closet is part of the large master bedroom, with balcony, and walk in close & ensuite. Lower level features a spacious recreation room that opens up to lovely sunny south facing private level fenced backyard & gardens.

Property 50' by 148' total 7,415sf move in or build new. Steps to West Van High, transit, & near shops, beach, schools, d/t, library.



