

**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**

**1036 Kings Avenue, West Vancouver, BC, V7T 2B9, Canada**

**MLS®# R2184730**



<b>Property Value</b>	\$2,698,000
<b>Type</b>	House
<b>Style</b>	2 Storey w/Bsmt.
<b>Basement</b>	Fully Finished
<b>Year Built</b>	1957
<b>Taxes</b>	\$5407.86 (2016)
<b>Living Area</b>	2,366 sq.ft.
<b>Lot Depth</b>	122 ft
<b>Lot Size Area</b>	6,103.14 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full

## Description

Great southwest water & Mountain views. This 3 level 5 bed 3 bath home is Located in the heart of Sentinel Hill & fully renovated in 2016 on all levels, new roof, Italian porcelain flooring, double glazed windows & paint. The main floor boasts a separate formal living room, family room with a gas fire place, dining room with french doors leading to a large patio, bright white gourmet kitchen w/ quartz countertops, soft close cabinetry, new appliances, eating nook w/ door leading to the backyard & large bedroom over looking water views.

Upper floor has 2 spacious bedrooms & office. Lower floor features bedroom, wine cellar, laundryroom & nannysuite w/ full kitchen & separate entrance. On a flat southside lot with private well-manicured sun filled front & back yard w/ backlane access to double garage.









