

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

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

5535 Greenleaf Road, West Vancouver, BC, V7W 1N5, Canada

MLS®# R2172534

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Property Value	\$1,898,000
Type	House
Style	Rancher/Bungalow w/Bsmt.
Basement	Fully Finished, Separate Entry
Year Built	1966
Taxes	\$4457.00 (2016)
Living Area	2,749 sq.ft.
Lot Depth	146 ft
Lot Size Area	15,247 sq.ft.
Bedrooms	4
Bathrooms	3 full

Description

Just move in ready to this recently tastefully renovated 4 bed & 3 bath Eagle Harbour house w/wonderful mountain range southerly & westerly views, watch the colourful sunsets! Just like new, redesigned w/such a great floor plan, with nice private patios. Top of the line appliances, wide plank hardwood floors, brand new plumbing w/radiant heating. Nice large property over 15,240sf w/frontage over 100ft. Gas fireplaces, built in speakers, media, wine room, laundry room, 2 car garage & lots of parking. Refurbished cedar shake roof, large south west facing deck and great private backyard for kids and pets to play. Short walk to Eagle Harbour Elementary, and short drive to Caulfeild Shopping, Rockridge School and swim at Eagle Harbour Marina. OPEN HOUSE SUN Jun 4 2-4pm & WED JUNE 7, 10AM-12PM.



