

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

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

**338 Moyne Drive, West Vancouver, BC, V7S 1J5, Canada**

**MLS®# R2189044**



<b>Property Value</b>	\$2,680,000
<b>Type</b>	House
<b>Style</b>	3 Level Split
<b>Basement</b>	Fully Finished
<b>Parking</b>	4 Cars; 2 Covered
<b>Year Built</b>	1964
<b>Taxes</b>	\$5499.71 (2017)
<b>Living Area</b>	2,246 sq.ft.
<b>Lot Depth</b>	165.76 ft
<b>Lot Size Area</b>	13,411.80 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full
<b>School District</b>	Chartwell Elementary, Westcot Elementary & Sentinel

## Description

An Absolutely CHARMING home in an extremely Desirable and Serene neighbourhood in the prestigious British Properties. At the end of a quiet street in a lovely and tranquil Cul de Sac. This gem features High Ceilings, Forced Air, a cozy wood fireplace, large windows, and spacious rooms on a gorgeous large, FLAT 13,480 Sq.Ft lot!

This home not only has a 1 bedroom legal rental suite with separate entrance and a large park like sun soaked backyard perfect for families that love to entertain or have children. This home is located minutes away from #1 Highway, Hollyburn & Caplano Country Club, Park Royal Shopping centre, Cypress Ski Hill, Downtown Vancouver and some of the highest ranking public schools (Chartwell, Westcot & Sentinel) as well as some of the highly acclaimed private schools.

