

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

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

**4150 Delbrook Avenue, North Vancouver, BC, V7N 4A3, Canada**

**MLS®# R2198995**



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<b>Property Value</b>	\$2,498,000
<b>Type</b>	House
<b>Parking</b>	6 Cars; 2 Covered
<b>Year Built</b>	1990
<b>Taxes</b>	\$8,041.62 (2017)
<b>Living Area</b>	3,975 sq.ft.
<b>Lot Size Area</b>	8,313 sq.ft.
<b>Bedrooms</b>	7
<b>Bathrooms</b>	4 full

## Description

Beautiful 3 level 7 bedroom home centrally located in a private cul-de-sac with peek-a-boo views of Water and mountains.

Enjoy approximately 4000 sq ft of living space featuring a grand entrance with high ceilings, french doors entry into formal living room, entertainment sized rear deck, gourmet kitchen with lots of cabinetry space & a large pantry, formal dining & eating area and master features a walk-in closet and a spa-like ensuite with Juliet sinks and jetted soaker tub. This home has been updated through out the years with a new furnace, roof, flooring, garage doors/openers and both front and back patio spaces.

This home boasts a spacious 2 bedroom in-law suite with full kitchen and separate entrance.



