

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

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

2095 Mathers Avenue, West Vancouver, BC, V7V 2G9, Canada

MLS®# R2199784



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Property Value	\$3,988,000
Type	House
Style	Rancher/Bungalow w/Bsmt.
Basement	Fully Finished
Parking	4 Cars; 2 Covered
Year Built	1955
Taxes	\$6311.00 (2017)
Living Area	2,311 sq.ft.
Lot Depth	102 ft
Lot Size Area	12,702 sq.ft.
Bedrooms	5
Bathrooms	2 full

Description

VIEWS! VIEWS! VIEWS! Extra large view property, wonderful city and water views, from this large corner property over 12,700sf.

Very private and sunny, on the Golden mile. House is currently rented and has 3 bedrooms and 2 baths all on the main floor. Double garage, with extra wide driveway parking for 4 cars. House maybe purchased with adjacent property 2055 Mathers Ave WVan also on mls #R2200237, asking \$3.988.000. Walking distance West Van High, transit, short drive to shops, beach, seawall, downtown, hwy #1, community ctr, library, all your favourite places, Park Royal.

Need 24 hour notice to show, currently tenanted, please do not walk on property without an appointment. ENJOY WONDERFUL VIEWS & LOCATION!

