

**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**

**2055 Mathers Avenue, West Vancouver, BC, V7V 2G9, Canada**

**MLS®# R2220775**



<b>Property Value</b>	\$3,798,000
<b>Type</b>	House
<b>Style</b>	Rancher/Bungalow
<b>Year Built</b>	1955
<b>Taxes</b>	\$7809.00 (2017)
<b>Living Area</b>	1,858 sq.ft.
<b>Lot Depth</b>	121 ft
<b>Lot Size Area</b>	14,375 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

### Description

**VIEWS!VIEWS!VIEWS!** Extra Large view property 14,375sf great location with Panorama water & Ocean, UBC, Pt Grey fantastic sunset & sunrise views. XLarge view property 14,375sf, extra wide frontage 112ft and depth over 121ft, seldom available. Features foyer entry, formal living room with dining room, kitchen, 3 bedrooms and 2 bathrooms, double garage, with extra wide driveway parking for 6 cars. House maybe purchased with adjacent property 2095 Mathers Ave WVan also on mls #R2199784, asking \$3.988.000. Walking distance West Van High, transit, short drive to shops, beach, seawall, downtown, hwy #1, community ctr, library, and all your favourite places. Enjoy the wonderful **VIEWS & LOCATION!**



