

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

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

2495 Mathers Avenue, West Vancouver, BC, V7V 2H9, Canada

MLS®# R2280728



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Property Value	\$3,055,000
Type	House
Style	Rancher/Bungalow
Parking	2 Cars; 1 Covered
Year Built	1950
Taxes	\$7432.72 (2017)
Living Area	1,200 sq.ft.
Lot Depth	132 ft
Lot Size Area	8,580 sq.ft.
Bedrooms	2
Bathroom	1 full

Description

Amazing 8,580 sq ft south facing corner lot with partial ocean views in sought after Dundarave neighbourhood. This charismatic bungalow offers 2 bedrooms and 1 bath over 1,200 sq ft of living space.

The potential for this home is limitless as the zoning allows to build a new home close to 5,000 sq ft to offer 2 levels of living space and great ocean views! Property centrally located and close to transit, West Van Aquatic Centre, shopping, schools, beautiful Dundarave seawall and beach.

Shahin 604-338-5652



