

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

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

**1900 Mackay Avenue, North Vancouver, BC, V7P 2M7, Canada**

**MLS®# R2232171**



<b>Property Value</b>	\$2,699,000
<b>Type</b>	House
<b>Style</b>	2 Storey w/Bsmt.
<b>Parking</b>	8 Cars; 2 Covered
<b>Year Built</b>	1929
<b>Taxes</b>	\$8,073.36 (2017)
<b>Living Area</b>	4,004 sq.ft.
<b>Lot Frontage</b>	129.11 ft
<b>Lot Depth</b>	150 ft
<b>Lot Size Area</b>	19,863 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full
<b>School District</b>	Capilano IB

## Description

Spectacular home in Pemberton Heights, with 2 LEGAL Lots. Current property line runs through the existing home.

This home has been renovated over the years with about 4,000sqft of living space. Enjoy 5 bedrooms & 3 bathrooms with 2 bedrooms on the main level, a formal dining area, bright kitchen with skylight, living room with gas fireplace with door to a gated private yard that features an outdoor kitchen, covered jacuzzi and outdoor pool with slide. This home has 2 gated entrances.

It is move in ready, with many possibilities; keep the home & build another, rebuild the home or build 2 new homes on this great approximately 20,000sqft lot. Viewings by appointment only.



