

**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**

1215 NEPAL CRESCENT, West Vancouver, BC, V7T 2H4, Ca

MLS®# R2335335



Property Value	\$1,868,000
Type	House
Style	2 Storey
Basement	Fully Finished
Year Built	1960
Taxes	4578.0
Living Area	2,886 sq.ft.
Lot Depth	154 ft
Lot Size Area	14,375 sq.ft.
Bedrooms	5
Bathrooms	4 full
Maintenance Fee	\$0.00

Description

Wonderful Water, Ocean, City, UBC, and popular stanley park VIEWS from this 5 bed 4 bath with 2 kitchen family home. On a 1/3 acre VIEW PROPERTY in fabulous Upper Ambleside. A very solid home with some updates over the years in kitchen and bathrooms. On upper floor 3 bedrooms & 2 more bedrooms down, 2 fireplaces. Solid oak floors, an updated roof and windows, years ago. Spacious floorplan, & some fantastic southwest views. Separate entrance for self contained 2 bedroom suite with 2 bathroom ensuites, w/laundry. Double garage, freshly painted & nice large front yard, back yard backs on highway. Close to top schools, West Van & Sentinel High, Chartwell & Ridgeview and Hollyburn Elementary, shops, park royal, Osaka, highway, beach, seawall. Tenanted need 24 hour notice to show by appointment.



