

**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**

**2695 Palmerston Avenue, West Vancouver , BC, V7V 2W7, Canada**

**MLS®# R2279465**



Image not found or type unknown



<b>Property Value</b>	\$2,998,000
<b>Type</b>	House
<b>Year Built</b>	1953
<b>Taxes</b>	7769.85
<b>Living Area</b>	1,884 sq.ft.
<b>Lot Frontage</b>	90 ft
<b>Lot Depth</b>	149.84 ft
<b>Lot Size Area</b>	13,500 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3 full
<b>School District</b>	K-7 Irwin Park Elementary & 8-12 West Vancouver El

### Description

Incredible building opportunity in the prestigious neighbourhood of Queens with breathtaking views of the ocean and West Side. Queens is a private and quiet neighbourhood located near all of West Vancouver's amenities including tennis courts, swimming facilities, jogging trails and a golf course, as well as Dundarave Park and top rated restaurants and shops along Marine Drive. Cypress Mountain is a few minutes away and can be enjoyed year round. Top schools nearby include K-7 Irwin Park Elementary and 8-12 West Vancouver Secondary.

