

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

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

**565 St. Andrews Road, West Vancouver, BC, V7S 1V3, Canada**

**MLS®# R2295482**



|                        |   |
|------------------------|---|
| <b>Property Value</b>  | \$2,498,000   |
| <b>Type</b>            | 2 storey house  |
| <b>Parking</b>         | 2 Car Garage  |
| <b>Year Built</b>      | 1967  |
| <b>Taxes</b>           | 6277.31   |
| <b>Living Area</b>     | 2,456 sq.ft.  |
| <b>Lot Frontage</b>    | 87 ft   |
| <b>Lot Depth</b>       | 159.10 ft   |
| <b>Lot Size Area</b>   | 13,745 sq.ft.   |
| <b>Bedrooms</b>        | 4   |
| <b>Bathrooms</b>       | 2 full & 1 half   |
| <b>School District</b> | K-7 Chartwell<br>Elementary, 8-12<br>Sentinel Secondary |

## Description

Stunning city and mountain views from this 4 bedroom, 3 bathroom home in the prestigious neighbourhood of Glenmore. Main level features a kitchen with all stainless steel Kitchen Aid appliances, gas fireplace as well as access to a large patio that is perfect for entertaining! Living room includes beautiful hardwood flooring, gas fireplace, and magnificent views of the city and mountains. This level also includes a master bedroom with 3pc ensuite, 2 additional bedrooms, 4pc bathroom, towel closet and laundry room. And 2 car Garage with new door. Lower level features a one bedroom suite complete with a separate entrance, 4pc bathroom, full kitchen, laundry room, and gas fireplace. Great mortgage helper!



