

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

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

440 13th Street, West Vancouver , BC , V7T 2W6, Canada

MLS®# R2300944



Property Value	\$1,698,000
Type	Townhouse
Parking	1 Car Covered; 2 Total
Year Built	1976
Taxes	2469.11
Living Area	1,936 sq.ft.
Bedrooms	3
Bathrooms	2 full & 1 half
School District	K-7 Hollyburn Elementary, 8-12 West Vancouver Seco

Description

Fully renovated townhouse in the heart of Ambleside. This home features 3 bedrooms, 3 bathrooms, office (can be used as 4th bedroom) and 3 balconies. Open concept floor plan is perfect for entertaining with views of the city, water and mountains. Substantial updates to plumbing, lighting, kitchen, bathrooms and Brazilian cherry hardwood throughout. Gourmet kitchen with gas range and breakfast bar, radiant heating, large covered balconies in front and back of the home, 2 allocated parking spaces, back lane access and master bedroom includes private balcony overlooking views with full ensuite. This home can be used as a residence/business. Previously a doctor's office and personal residences. Walking distance from Ambleside park, Park Royal Shopping centre, restaurants & some of the best schools.



