

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

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

1219 Fulton Avenue, West Vancouver, BC , V7T 1N7, Canada

MLS®# R2562808



Property Value	\$3,388,000
Type	House
Basement	Partly Finished
Parking	2 Car Garage
Year Built	1948
Taxes	\$6,306.48
Living Area	2,711 sq.ft.
Lot Frontage	60 ft
Lot Depth	135 ft
Lot Size Area	8,138 sq.ft.
Bedrooms	3
Bathrooms	3 full

Description

VIEW property! Wonderful Water, Ocean, VIEWS from this spacious 3-5 bedroom 3 bathroom home on Fulton Avenue in fabulous Ambleside. A very solid home with some updates over the years in kitchen and baths, roof, furnace, drain tiles. Main floor 3 to 4 bedrooms and 2 baths. Lower level 1-2 bedrooms down and 1 bath and play room, laundry and separate entry. Detached double garage, nice large front and backyard with frontage 60ft depth 135ft level, total 8,138 sf . Close to top schools, WVan & Sentinel High, Chartwell & Ridgeview & Hollyburn Elementary, shops, cake, park royal, Osaka, beach, seawall, library, high walkability score, no need to drive. Easy to show pls make an appt, call now!



