

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

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

1036 Kings Avenue, West Vancouver, BC , V7T 2B9, Canada

MLS®# R2309491



Property Value	\$2,798,000
Type	House
Basement	Fully Finished
Parking	4 Cars; 2 Covered
Year Built	1957
Taxes	\$5,973.46 (2018)
Living Area	2,375 sq.ft.
Lot Frontage	50 ft
Lot Depth	122 ft
Lot Size Area	6,103.14 sq.ft.
Bedrooms	5
Bathrooms	3 full
School District	K-7 Ridgeview Elementary; 8-12 West Vancouver Seco

Description

Great southwest water and mountain views. 3 level 5 bedroom 3 full bathrooms with 2,375sqft of living space located in heart of Sentinel Hill. Fully renovated in 2016 on all levels, new roof, Italian porcelain flooring and double glazed windows. The main floor boasts a separate formal living room, family room with a gas fire place, dining room with french doors leading to the patio, bright white gourmet kitchen with quartz countertops, soft close cabinetry, newer appliances, eating nook. Upper has two spacious beds and an office. Lower floor features bedroom, wine cellar, laundry room and nanny suite with full kitchen and separate entrance. On a flat south side lot with private well-manicured sun filled front and back yard with back lane access to double garage. New home permit, drawings and survey available. 24hour notice for viewings.



