

**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**

**153 Stevens Drive, West Vancouver, BC, V7S 1C3, Canada**

**MLS®# R2340909**



<b>Property Value</b>	\$5,288,000
<b>Type</b>	House
<b>Parking</b>	2 Car Garage; 7 Total
<b>Year Built</b>	2002
<b>Taxes</b>	\$11091.91(2018)
<b>Living Area</b>	5,533 sq.ft.
<b>Lot Frontage</b>	177.50 ft
<b>Lot Depth</b>	219.20 ft
<b>Lot Size Area</b>	37,996.60 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5 full

### Description

Elegance flows throughout this beautiful estate sitting on almost 38,000sqft flat lot from the long, gated driveway to the enclosed trees creating a private setting within this massive lot in prestigious British Properties. Walk in through the grand foyer w/ high ceilings & French doors that open to an office & formal dining. Gourmet kitchen incl. s/s appl., breakfast bar on the island & its own eating area w/ doors opening to the wooded deck. Off of the kitchen is the cozy fam room w/ vaulted ceilings, built-in speakers, & gas fireplace. Laundry/mud room w/ 3pc washroom on the main level. Upstairs has 3 beds complete with their own ensuites. Master has its own gas fireplace, ensuite with Juliet sinks, & a private balcony overlooking the expansive yard. No details have gone missed!



