

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

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1495 Clyde Avenue
West Vancouver, BC
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21-22 Passage Island, West Vancouver, BC, V7W 1V7, Canada

MLS®# R2412224



Property Value	\$1,338,000
Type	House
Year Built	2002
Taxes	\$1,081.56(2018)
Living Area	1,750 sq.ft.
Lot Frontage	173 ft
Lot Depth	101 ft
Lot Size Area	31,166 sq.ft.
Bedrooms	2
Bathrooms	2 full

Description

Incredible waterfront property with over 400 feet of low bank waterfront on Passage Island with its own private dock. Minutes by boat or water taxi from West Vancouver Yacht Club or Eagle Island. This well kept 2 beds/2baths house located at the north tip of the island, over 31,000sf land, two lots sold together. Large waterfront, city views, nice decks, lots of privacy, sweeping views across West Vancouver and Howe Sound & Bowen Island, incredible sunsets. The main floor's spacious open plan design vaulted ceilings and huge views of water like living on a boat, spectacular scenery. Nature lovers this paradise property go green with renewable energy and the massive rainwater collection system, solar panels, metal roof, septic tank, well engineered built home in 2002 and in great condition.