

**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

**20 Passage Island, West Vancouver, BC, V7W 1V7, Canada**

**MLS®# R2412226**



<b>Property Value</b>	\$348,000
<b>Type</b>	Land Only
<b>Taxes</b>	\$498.82(2018)
<b>Lot Frontage</b>	98 ft
<b>Lot Depth</b>	196 ft

**Description**

Incredible water, city, island views from this waterfront land only, on Passage Island 14,820 sq.ft. lot, build your dream home. Low bank waterfront and just minutes by boat or water taxi from West Van Yacht club. Adjacent 2 properties lots 21 with a boat dock and #22 also on mls with a well maintained house could be purchased together with lots 21 and 22 making the land over 1 acre. If you want privacy or a get away property build your dream home and part of 32 acres of beautiful park-like forest and beaches. Passage Island is about 8 miles from DT Vancouver, less than 10 minutes by speed boat and great water and mountain views! This property is close to West Vancouver and Vancouver easy access by boat or water taxi ride.