

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

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1495 Clyde Avenue
West Vancouver, BC
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654 Dougall Road, West Vancouver, BC, V0N 1V8, Canada

MLS®# R2353512



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Property Value	\$799,000
Type	House
Basement	Crawl
Parking	Carport; multiple
Year Built	1984
Taxes	\$4,116.87(2018)
Living Area	2,296 sq.ft.
Lot Frontage	62 ft
Lot Depth	126 ft
Lot Size Area	7,280 sq.ft.
Bedrooms	3
Bathrooms	2 full
School District	Gibsons

Description

Charming Bay Area home across the street from Gibsons Marina and just steps to the Public Market, beaches & restaurants, this is a Zen space both inside and out with loads of character. This well maintained home is 2300sf, features two suites, duplex style: a 2 bedroom, 1400sf ground level suite with brand new gas fireplace & stove, huge skylight, open living space and hot tub area off the master which leads into gardener's paradise with many great spaces to enjoy. The other suite has soaring ceilings, view decks, its own side yard and would be a great AirBnB! Outdoors features access from both Bay and Dougall Roads. Back yard has storage and potting sheds, carport, plus fruit trees, and raised garden beds! Only a 5 minute drive to the ferry. (\$25k in recent upgrades)