

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

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

1225 Greenbriar Way, North Vancouver, BC, V7R 1L8, Canada

MLS®# R2468141



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Property Value	\$2,688,000
Type	House
Basement	Part
Parking	2 Car Garage
Year Built	1955
Taxes	8719.77
Living Area	2,455 sq.ft.
Lot Frontage	70 ft
Lot Depth	113 ft
Lot Size Area	7,910 sq.ft.
Bedrooms	4
Bathrooms	3 full

Description

Step into this beautifully renovated 4 bedroom, 3 bathroom, 2,455sqft home in sought after Edgemont! Updates include: new bedroom wing, wiring, plumbing, beautiful hardwood flooring, roof, dry wall throughout, in-ground sprinklers and a new double garage. Main level features a wonderful layout with a spacious living room and gas fireplace, chef's kitchen with breakfast bar, dining room and great room that is perfect for gatherings. Upper level includes large master bedroom with a walk-in closet and luxurious 5pc ensuite. Step into the lower level for an additional bedroom and laundry room. Steps away from shopping, dining and recreational experiences that Edgemont has to offer! *Sqft taken from previous list. More photos to come.



