

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

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

**739 EDGEWOOD ROAD North Vancouver, North Vancouver, BC, V7R 1Y3, Ca**

**MLS®# R2473582**



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<b>Property Value</b>	\$3,188,000
<b>Type</b>	House/Single Family
<b>Style</b>	3 Storey
<b>Basement</b>	Fully Finished
<b>Year Built</b>	2014
<b>Taxes</b>	10665.28
<b>Living Area</b>	4,263 sq.ft.
<b>Lot Depth</b>	119.39 ft
<b>Lot Size Area</b>	9,513 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full & 1 half

### Description

Stunning custom built modern contemporary home by Meister Construction. Heavy attention to detail throughout with features that include, oversized wide plank hardwood floors, high grade aluminum windows including a double retractable door in kitchen/family room area, abundance of built ins, concrete features, Control 4 home automation and much more. The casual living experience will wow you boasting a massive kitchen island, built in wine fridge, adjacent family area with gas fireplace all leading out to a sundrenched south facing deck and level backyard. Upper level features 3 bedrooms including a gorgeous master suite. The lower level features huge rec area, media room and extra bedroom. The location is amazing with easy access to trails, great schools and Edgemont Village!





