

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

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

**1160 Ottaburn Road, West Vancouver, BC, V7S 2J8, Canada**

**MLS®# R2037081**



<b>Property Value</b>	\$1,998,000
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Parking</b>	1 car
<b>Year Built</b>	1957
<b>Taxes</b>	3808 (2015)
<b>Living Area</b>	2,495 sq.ft.
<b>Lot Size Area</b>	15,682 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full

**Description**

Charismatic home in the prestigious British Properties with views of Lions Gate Bridge, the city & water! Complete with 5 bdrms, 3 bathrooms, an updated kitchen with a breakfast bar, soft-close cabinets, stainless steel appliances, granite counter tops, and updated bathrooms, you will not be disappointed! Laminate floors have been installed throughout. Very well maintained, with tons of privacy and a legal 2 bdrm + den suite downstairs. Both levels have in-suite laundry, and a new high efficient boiler has been added. Located in a great neighbourhood, walking distance to Chartwell Elementary, Sentinel Secondary and Hollyburn Country Club.