

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

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

**1595 19th Street, West Vancouver, BC, V7V 3X5, Canada**

**MLS®# R2572590**



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<b>Property Value</b>	\$6,888,000
<b>Type</b>	House
<b>Basement</b>	Fully Finished
<b>Parking</b>	2 Car Garage
<b>Year Built</b>	2018
<b>Taxes</b>	\$19,114.89
<b>Living Area</b>	7,329 sq.ft.
<b>Lot Frontage</b>	93.50 ft
<b>Lot Depth</b>	135 ft
<b>Lot Size Area</b>	12,622 sq.ft.
<b>Bedrooms</b>	6
<b>Bathrooms</b>	7 full & 2 half

### Description

Gated serene flat PRIVATE ESTATE situated on a 0.3 Acre corner lot in the heart of Ambleside. This 7,329sqft home features a grand entrance with soaring high ceilings, vaulted double ceilings, high efficiency HRV and A/C systems, custom millwork and marble throughout and elevator to all levels. Enjoy an outdoor automated pool, surround sound, hot tub, pool house and covered patio with a built-in heater, indoor/outdoor access to the main level making it perfect for entertaining. Step into the gourmet kitchen with top of the line Subzero and Wolf stainless steel appliances and an adjoining wok kitchen. Master bedroom features a spacious walk-in closet and spa-like ensuite with double sinks and vanities. Lower level offers a media room with a projector system as well as 2 bedrooms each complete with an ensuite and a climate controlled wine cellar with a wet bar.

\*511sqft garage included in main level sqft.





