

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

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

**910 3rd Street, West Vancouver], BC, V7T 2J3, Canada**

**MLS®# R2600503**



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<b>Property Value</b>	\$2,649,000
<b>Type</b>	House
<b>Basement</b>	Fully Finished
<b>Parking</b>	3 Car Garage
<b>Year Built</b>	1947
<b>Taxes</b>	\$6,010.77
<b>Living Area</b>	2,815 sq.ft.
<b>Lot Frontage</b>	96 ft
<b>Lot Depth</b>	180 ft
<b>Lot Size Area</b>	17,272 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full & 1 half

### Description

This renovated home has almost 3,000sqft of living space sitting on over 17,000sqft lot in the great neighbourhood of Cedardale. Main level consists of amazing hardwood flooring, updated kitchen as well as a spacious bedroom. The kitchen is perfectly situated to create that indoor/outdoor living that leads to a huge deck with a fireplace, that is perfect for entertaining. Lower level consists of a 1 bedroom and den suite with separate access could be a great mortgage helper. Step into the large backyard that contains an amazing spacious 498sqft detached office with 2pc bathroom, 3 car garage/workshop and hot tub to enjoy your afternoons. Close to Cedardale and St. Anthony's schools, a short walk to Park Royal and the Capilano Canyon trails. Truly a special location with loads of opportunities and options.



