

**Behroyan & Associates Real Estate  
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1495 Clyde Avenue  
West Vancouver, BC  
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**5716 CARTIER STREET, Vancouver West, BC, V6M 3A7, Ca**

**MLS®# R2511803**



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|-----------------------|---------------------|
| <b>Property Value</b> | \$3,795,000         |
| <b>Type</b>           | House/Single Family |
| <b>Style</b>          | 2 Storey w/Bsmt.    |
| <b>Basement</b>       | Fully Finished      |
| <b>Year Built</b>     | 1926                |
| <b>Taxes</b>          | 9450.05             |
| <b>Living Area</b>    | 4,703 sq.ft.        |
| <b>Lot Depth</b>      | 146.62 ft           |
| <b>Lot Size Area</b>  | 9,090 sq.ft.        |
| <b>Bedrooms</b>       | 6                   |
| <b>Bathrooms</b>      | 4 full & 2 half     |

### Description

Amazing renovated 4,703 sqft character home in South Granville and Shaughnessy area, kept in immaculate condition. 6 bedrooms, 4 bthrms and 2 powder rooms. This home sits on a large 9,090 sqft lot, with automatic gated backyard and space to park 7 vehicles, including a double side-by-side garage. This home features serene Japanese horticulture all around. Large rooms throughout the house with tasteful renovations, open concept kitchen and formal dining area, spacious outdoor deck, great for accommodating guests. Basement feat. big rec room, bathroom, laundry, storage, and a separate entrance. More feat. include a surveillance security system, built in speakers, and indoor motion sensor lights. Take the 41 bus or drive to Oakridge Centre just a couple of minutes away. This is a must see.



