

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

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

638 Forbes Avenue, North Vancouver, BC, V7M 2X8, Canada

MLS®# R2569165



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Property Value	\$1,588,000
Type	1/2 Duplex
Basement	Fully Finished
Parking	Carport; Single
Year Built	2002
Taxes	\$3,973.13
Living Area	1,868 sq.ft.
Bedrooms	4
Bathrooms	2 full & 1 half

Description

One of the best deals in town! Stunning 1/2 duplex with amazing views of the mountains and water with your own private backyard and single car detached garage. With 4 bedrooms, 3 bathrooms this home offers a very functional layout throughout the entire space. No strata fees! Spacious living room and formal dining rooms with 9ft ceilings, laminate floors and radiant heating throughout. Amazing kitchen with granite countertops, maple cabinets, stainless steel appliance and family room that opens to the back deck with sliders. Upstairs offers 3 bedrooms including a large master bedroom with a walk-in closet, balcony and views of downtown. Lower level offers a private bedroom and over 600sqft of crawl space for more storage. Close proximity to schools, parks and transit and shopping.





