

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

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

2685 ROSEBERY AVENUE, West Vancouver, BC, V7V 3A3, Ca

MLS®# R2560492



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Property Value	\$2,250,000
Type	House/Single Family
Style	Rancher/Bungalow w/Bsmt.
Basement	Separate Entry, Unfinished
Year Built	1953
Taxes	7272.66
Living Area	1,955 sq.ft.
Lot Depth	215.50 ft
Lot Size Area	16,328 sq.ft.
Bedrooms	2
Bathroom	1 full

Description

Here is an excellent opportunity to own a large, gently sloped property in one of West Vancouver's best neighbourhoods. Located on a cul-de-sac with ocean and city views. At over 16,000 square feet the generous property will allow for a stunning home with enough room for an auxiliary building or possibly a coach house. All day sunshine means watching the sun go down from the front deck while enjoying the ocean views to UBC and beyond. The cute, mid-century rancher would be perfect to renovate if you're looking to downsize and enjoy a large garden or buy and hold. With a little attention this would make a great rental/holding property. Easy to show. Seller is open to offers on April 14th by 4:00 pm. Call your Realtor, Architect & Designer right away!





