

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

Phone:
Mobile: 604-716-0005
Fax: 604-281-3343
Email: naz@behroyan.ca

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

5329 Westhaven Wynd, West Vancouver, BC, V7W 3E8, Canada

MLS®# R2625062



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Property Value	\$2,398,000
Type	House
Basement	Full
Parking	2 Car Garage; 4 Total
Year Built	1988
Taxes	\$4,567.37
Living Area	4,118 sq.ft.
Lot Frontage	60 ft
Lot Depth	131 ft
Lot Size Area	9,004 sq.ft.
Bedrooms	5
Bathrooms	3 full & 1 half

Description

Step into this well maintained and updated 3 level 5 bedroom, 4 bathroom family home located on a serene and private cul-de-sac while backing onto a greenbelt. Main level features a nicely improved kitchen with a large breakfast bar, large windows that allow for ample amount of light in living and dining areas and indoor/outdoor access to a large sun soaked balcony that is perfect for entertaining. Master bedroom features a new luxurious spa-like ensuite complete with accent marble walls, soaker tub, Juliet sinks and a beautiful rain shower head. Lower level features a one bedroom suite complete with a rec room, kitchen and workshop. Updates include: Birch wood hardwood flooring, Legrand smart lighting, light fixtures, some deck and roof repairs, new furnace and boiler.



