

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

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

**490 GORDON AVENUE, West Vancouver, BC, V7T 1P3, Ca**

**MLS®# R2579383**



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<b>Property Value</b>	\$2,668,000
<b>Type</b>	House/Single Family
<b>Style</b>	3 Level Split
<b>Basement</b>	Fully Finished
<b>Year Built</b>	1961
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full & 1 half

### Description

Fabulous family home situated on a 12,000 sqft corner property on a quiet cul-de-sac in Cedardale. This split level 3,000 sqft residence offers open plan living & dining rooms that lead into the bright kitchen with granite countertops, island with eating area opening out to a south facing patio perfect for entertaining while surrounded by mature landscaping & lush foliage. There are 4 bedrooms on the upper level including master with en-suite. The lower level, large rec room and a games/media room.... Nature abounds with trees all around giving perfect privacy in the most convenient location! Close to Cedardale Elementary French Immersion IB & St. Anthony's Private Schools, Capilano Spirit Trails, Park Royal Shopping, Lions Gate Bridge, Ambleside Beach & the Upper Levels!







