

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

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

696 St. James Road, North Vancouver, BC, V7K 1G7, Canada

MLS®# R2637451



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|-----------------------|-----------------------------------|
| Property Value | \$2,638,000 |
| Type | House |
| Basement | Fully Finished, Separate Entry |
| Parking | 3 Cars; 1 Covered |
| Year Built | 1968 |
| Taxes | \$7,346.71 |
| Living Area | 3,530 sq.ft. |
| Lot Frontage | 65 ft |
| Lot Depth | 125 ft |
| Lot Size Area | 8,125 sq.ft. |
| Bedrooms | 5 |
| Bathrooms | 2 full & 1 half |

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Description

Spanish Villa inspired home complete with standalone 2 bedroom mortgage helper and flat private backyard with outdoor pool. This home features a total of 5 bedroom and 3 bathrooms with peak-a-boo views of the city and water with over 3,500 sqft of living space situated on a 8,125 sqft south facing lot boasting stainless steel appliances, breakfast bar over looking the family room. Enjoy private access to Princess Park from your backyard. Walking distance to some of the best schools North Vancouver has to offer including Carisbrooke Elementary and Argyle Secondary School and minutes away from shopping, restaurants and ski hills.





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