

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

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1495 Clyde Avenue  
West Vancouver, BC  
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2505 E 5th Avenue, North Vancouver, BC, V5M 1M8, Canada

MLS®# R2732629



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Property Value	\$2,398,000
Type	House
Basement	Fully Finished, Separate Entry
Parking	Open
Year Built	1994
Taxes	\$5,958.44
Living Area	3,215 sq.ft.
Lot Frontage	33 ft
Lot Depth	122 ft
Lot Size Area	4,024 sq.ft.
Bedrooms	8
Bathrooms	5 full

## Description

One of a kind corner lot home with a like-new laneway home! Enjoy this recently renovated 4 bedroom, 4 bathroom open concept home with a beautiful and easily maintainable garden. Updates include an upgraded lower level, main level kitchen, all bathrooms, radiant heating and automated LED lighting with energy efficient dimmers. Lower level features a 1 bedroom suite complete with a kitchen, dining area and 4pc bathroom. Endless opportunities with the 756sqft laneway home. It features 3 bedrooms, 1 bathroom and spans over 2 levels complete with a living area with a separate laundry! 2 valuable mortgage helpers!



