

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

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

1271 FULTON AVENUE, West Vancouver , BC, V7T 1N7, Canada

MLS®# R2855365



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Property Value	\$4,399,000
Type	House/Single Family
Basement	Full
Parking	4 Cars, 2 Covered
Year Built	2001
Taxes	10260.28
Living Area	3,820 sq.ft.
Lot Frontage	50 ft
Lot Depth	136 ft
Lot Size Area	6,800 sq.ft.
Bedrooms	6
Bathrooms	4 full & 1 half

Description

Behold this exquisite custom-built Ambleside residence, boasting 4 bedrooms and 4 bathrooms, offering an expansive 3,820 square feet of luxurious living space. Nestled on a generous 6,800 square foot lot, this home is the pinnacle of sophistication and comfort.

From the moment you step inside, you're greeted by stunning panoramic views of the ocean and the iconic Lions Gate Bridge. Meticulously renovated to perfection, this home features an open-concept layout that seamlessly combines functionality with elegance. Oversized windows and thoughtfully designed indoor-outdoor living spaces flood the home with natural light, creating a warm and inviting atmosphere.

No detail has been spared, with high-end finishes gracing every corner of this home. Cozy fireplaces add a touch of ambiance, while Nest ensures your comfort year-round. The primary bedroom is a sanctuary of sophistication, featuring a massive walk-in closet and a spa-like ensuite complete with a soaker tub and a spacious walk-in shower.

Outdoor entertaining is a breeze, thanks to the expansive patio and lush yard, where you can soak in the captivating views. Inside, a dedicated theatre room and wet bar promise unforgettable gatherings and relaxation.

Additional highlights include an above-ground basement, ample storage closets, private back lane access to the garage, and an unbeatable location just minutes away from the beach, shopping, and top-rated schools. This Ambleside gem offers an unparalleled opportunity to embrace the ultimate West Coast lifestyle.

The Buyer(s) should be aware all measurements, Square Feet, Room Sizes, Dimensions, Age of Property, Lot Size, are approximate and should be verified by Buyer(s). Main level bedroom missing closet, lower level bedroom missing closet and window.





