

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

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

3710 PANDORA STREET, Vancouver Heights, BC, V5C 2A3, Canada

MLS®# R2837931



Property Value	\$2,398,000
Type	House/Single Family
Basement	Full, Separate Entry
Parking	Single Car Garage
Year Built	1920
Taxes	\$10,923.85
Living Area	5,209 sq.ft.
Lot Frontage	72 ft
Lot Depth	100 ft
Lot Size Area	7,191.00
Bedrooms	4
Bathrooms	4 full

Description

Investor alert! Decide between investing or residing in this spacious residence on two subdivided 50ft lots, offering views of Vancouver and the North Shore. In a sought-after neighborhood with great schools, this family home spans 5000sqft on 3 levels. Features include 3 suites, upgraded electrics, plumbing, kitchen, appliances, exterior paint, 2 furnaces, and 2 water tanks. Beautiful gardens with southwest exposure. Centrally located near schools, shops, and transit. Rare opportunity with the same owners for 20+ years. Live or rent out 3 suites for revenue. A solid, non-heritage property with fantastic value in 2 PID's.



