

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

**Phone:**  
**Mobile:** 604-716-0005  
**Fax:** 604-281-3343  
**Email:** naz@behroyan.ca

1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

1419 DEMPSEY ROAD, North Vancouver, BC, V7K 1S7, Canada

MLS®# R2823388



<b>Property Value</b>	\$2,199,000
<b>Type</b>	House/Single Family
<b>Basement</b>	Full
<b>Parking</b>	Open
<b>Year Built</b>	1937
<b>Taxes</b>	7,577.06
<b>Living Area</b>	3,006 sq.ft.
<b>Lot Frontage</b>	72.28 ft
<b>Lot Depth</b>	129.71 ft
<b>Lot Size Area</b>	9,377.00
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full

### Description

This classic character home exudes timeless charm and occupies a spacious, south-facing lot in the heart of Lynn Valley. Meticulously cared for and tastefully updated, this 5-bedroom, 3-bathroom beauty features an expansive main level with an open-concept kitchen, living and dining area. The main level also includes two bedrooms, including the primary bedroom with a walk-in closet, and a 4-piece bathroom adorned with a clawfoot tub. Upstairs, two additional spacious bedrooms share a bathroom. The walk-out basement provides additional guest quarters with a separate entrance. The flat, sun-drenched backyard creates an ideal and private setting for entertaining. Conveniently located, it's just a short drive or bike ride to Lynn Valley amenities, biking trails, and Lynn Canyon.







