

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

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

2586 MARINE DRIVE, West Vancouver, BC, V7V 1L4, Canada

MLS®# R2823397



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Property Value	\$4,998,000
Type	House/Single Family
Basement	Full
Parking	4 cars
Year Built	2023
Taxes	9,247.45
Living Area	5,426 sq.ft.
Lot Frontage	67.78 ft
Lot Depth	139.33 ft
Lot Size Area	8,909.00
Bedrooms	5
Bathrooms	6 full & 2 half

Description

A custom-designed residence situated in the highly sought-after Dundarave area, just a 5-minute stroll from Dundarave Village, the beach, and a school. This home boasts a classic exterior paired with modern interior design, featuring amenities such as a Creston Smart Home System, radiant heating, air conditioning, HRV, and security cameras. High ceilings and engineered hardwood flooring span three levels, with spacious living and family rooms leading to generously sized covered patios. The open and wok kitchens are equipped with top-notch appliances, including an Italian Slate integrated sink countertop. German standard doors and windows with triple-pane tempered glass ensure a quiet interior. All bathroom walls are adorned with floor-to-ceiling Italian porcelain tiles. The property also includes a high-end fireplace, an office ensuite with patio access, and four bedrooms with ocean and mountain views on the upper level. Additional highlights include a home theatre, recreation room, gym, wet bar, steam room, legal studio, workshop, and a 2-5-10 warranty.





