

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

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

**1440 Gordon Avenue, West Vancouver, BC, V7T 1R6, Canada**

**MLS®# V1097973**



<b>Property Value</b>	\$1,788,000
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Basement</b>	Full
<b>Year Built</b>	1944
<b>Taxes</b>	4705 (2014)
<b>Living Area</b>	1,600 sq.ft.
<b>Lot Size Area</b>	7,176 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full

**Description**

RARELY AVAILABLE, LOCATION! LOCATION! LOCATION! Walk to all your favourite places, close to shops, restaurants, sea wall, Park Royal, Recreation centre, and schools. Super property over 7,100sf. Water View potential upon building a new house and from higher level. Solid older home, great for investment with Sunny South facing back yard, large garage in back yard has been turned into a large storage, with lane access. Rarely available! Open house thurs. Jan. 8, 10:30-12:00pm