

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

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1495 Clyde Avenue
West Vancouver, BC
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6091 EAGLERIDGE DRIVE, West Vancouver, BC, V7W 1W7, Canada

MLS®# R2846996

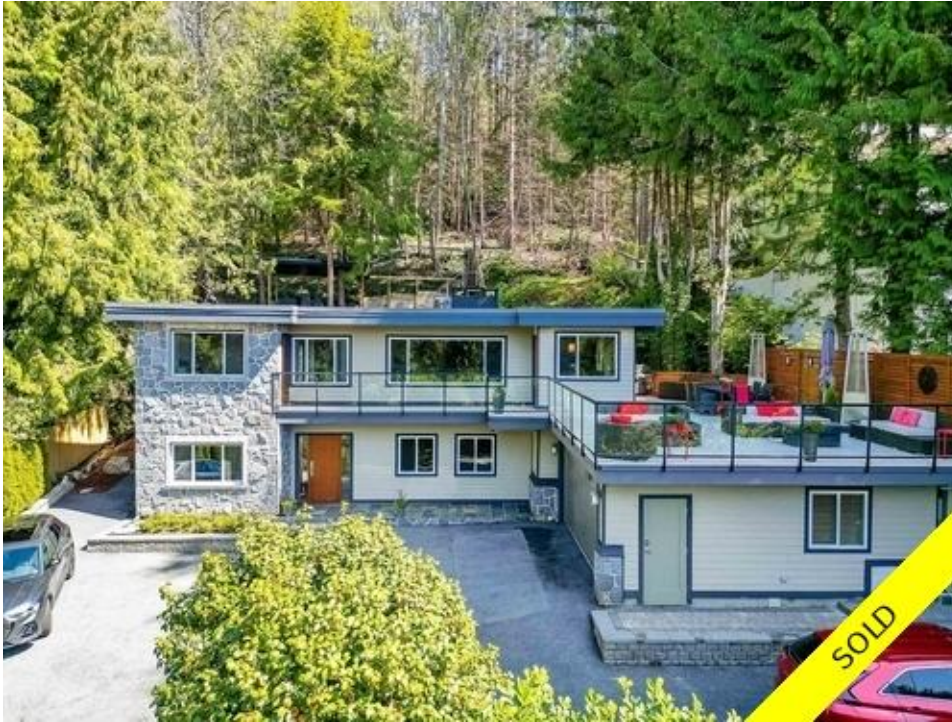


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Property Value	\$2,550,000
Type	House/Single Family
Parking	2 Car Garage; 4 Total
Year Built	1966
Taxes	5,847.33
Living Area	3,046 sq.ft.
Lot Frontage	78.10 ft
Lot Depth	297 ft
Lot Size Area	23,609.52 sq.ft.
Bedrooms	4
Bathrooms	3 full

Description

Nestled in nature, this 2-level, 4-5 bedroom, 3 bathroom home features a stunning interior with bright Westerly exposure. Remodelled in 2011, it boasts a Basalt stone facade, Brazilian hardwood floors, slate tiles, and a gourmet kitchen with Viking appliances, granite counters & maple cabinets. The open-plan living space centres around a gas fireplace wrapped in slate, with 2 large bedrooms and a potential 3rd. The lower level includes a lounge, 9ft ceilings, 2 more bedrooms, media room, and access to a 2-car garage. Outside, a massive 1,054 sqft deck is ideal for entertaining, and a hot tub offers relaxation amid terraced gardens with views of Bowen Island. Gleneagles Golf Course, Community Centre, Elementary School and trails are steps away.



