

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

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

2055 MATHERS AVENUE, West Vancouver, BC, V7V 2G9, Canada

MLS®# R2863233



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Property Value	\$3,498,000
Type	House/Single Family
Parking	6 Cars; 2 Covered
Year Built	1955
Taxes	6,438.96
Living Area	1,858 sq.ft.
Lot Frontage	115 ft
Lot Depth	125 ft
Lot Size Area	14,375.00
Bedrooms	3
Bathrooms	2 full & 1 half

Description

Potential land assembly/sub-division opportunity! Take advantage of this amazing chance to build your dream home or homes with the lot next door that is also on the market (2095 Mathers Avenue). Breathtaking water and city views from this property with unlimited potential in highly sought after Ambleside. Currently housing a 3 bedroom, 2 bathroom 1,858sqft home on this 14,375sqft lot. Walking distance to some of the top schools in West Vancouver and a short drive to the beach, seawall, shops and much more!

