

**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

**3811 Southridge Avenue, West Vancouver, BC, V7V 3H9, Canada**

**MLS®# V1102415**

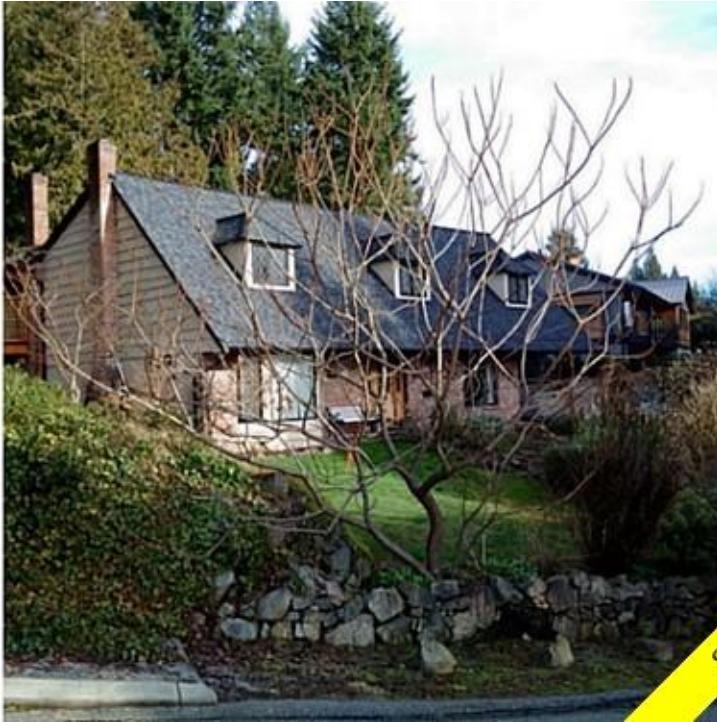


Image not found or type unknown

<b>Property Value</b>	\$1,998,000
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Basement</b>	Crawl
<b>Year Built</b>	1964
<b>Taxes</b>	4737 (2014)
<b>Living Area</b>	2,400 sq.ft.
<b>Lot Size Area</b>	15,250 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3 full

**Description**

Spectacular WATER, UBC, Point Grey and Island views great location, close to shopping, schools and public transportation. Build your dream home on this large property currently 4 bedrooms & 3 bathrooms VIEW home, with fantastic water views. Roof replaced 10 yrs ago (2005) & has 25 yr warranty, hotwater tank replaced 4 yrs ago 2011, high efficiency furnace replaced 9 years ago 2006. Professional Topographical survey plan done in 1997 and shows land size 16,247 sf property. Make an appointment to view and bring your offer.