

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

1847 Larson Road, North Vancouver, BC, V7M 2Z7, Canada

MLS®# V1055946



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Property Value	\$1,388,000
Type	House
Style	2 Storey with Basement
Basement	Full
Year Built	2012
Taxes	5359 (2013)
Living Area	3,289 sq.ft.
Lot Size Area	5,061 sq.ft.
Bedrooms	6
Bathrooms	6 full

### Description

Newly built energy efficient luxury home in the heart of North Van situated in the perfect location to be close to all the important amenities. Walking distance from the newly rebuilt Carson Graham and Westview. Also, steps away from Capilano Mall and Westview shopping centre. Enjoy a legal 2 level 100sqft secondary suite located in a private location behind the house which brings in ample revenue. The main house has an open kitchen, living room and dining room and the second floor enjoys 3 bedrooms and 2 bathrooms. Kitchen features granite counters and stainless steel energy star Bosch appliances. Basement has a 1 bedroom and 1 bathroom suite for extra revenue. Features include radiant in floor heating, h-hump and engineered hardwood.