

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

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

2496 Ottawa Avenue, West Vancouver, BC, V7V 2T1, Canada

MLS®# V1064606



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Property Value	\$2,388,000
Type	House
Style	2 Storey with Basement
Basement	Fully Finished
Year Built	1983
Taxes	6908 (2013)
Living Area	4,424 sq.ft.
Lot Size Area	10,075 sq.ft.
Bedrooms	7
Bathrooms	5 full

Description

Spectacular city, bridge, water, ocean, harbour, & UBC VIEWS!!! Super location on Ottawa Avenue, just minutes to shops, schools, rec centre & library, beach & seawall. Large corner property 65' by 155' w/manicured gardens & sunny south facing totally private backyard w/hot tub. Tastefully updated in 2000 & roof replaced 6 months ago. Hardwood floors, super high ceilings in both sunken livingrooms. Offering 7 beds, 5 baths over 4,400sq.ft. Spacious MasterBdrm on main level w/ensuite&new shower. Skylights, H/W tank, furnace, deck covers replaced 3 yrs ago. Large decks on every level, 3 wood f/p, lots of storage space, double garage. BONUS, Lower level offers sep LARGE legal suite. Amazing ppty, loc & VIEW!