

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

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

**1120 Queens Avenue, West Vancouver, BC, V7S 2K2, Canada**

**MLS®# R2184722**



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<b>Property Value</b>	\$3,488,000
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Basement</b>	Fully Finished
<b>Year Built</b>	1954
<b>Taxes</b>	\$6110.12 (2016)
<b>Living Area</b>	2,656 sq.ft.
<b>Lot Depth</b>	122 ft
<b>Lot Size Area</b>	6,100 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4 full

### Description

Enjoy breathtaking views of Lions Gate, City and Water from the entertaining sized deck, living room, kitchen and master bedroom! This home features a virtually flat manicured front and backyard, high ceilings throughout, open kitchen, formal dining area, a large living room with a gas fireplace, a laundry room, workshop and lots of storage. This 6,100 sqft lot offers back lane access to an enclosed garage and carport as well as a legal one bedroom suite. Located in the prestigious British Properties and is walking distance to Hollyburn Country Club, Sentinel Secondary and Chartwell Elementary. Only minutes away from shopping, restaurants, beach and Cypress Ski Hill.

