

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

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

**1422 Mathers Avenue, West Vancouver , BC, V7T 2G5, Canada**

**MLS®# R2335362**



<b>Property Value</b>	\$3,998,000
<b>Type</b>	House
<b>Parking</b>	2 Car Garage; 4 Total
<b>Year Built</b>	2018
<b>Taxes</b>	6162.21 (2017)
<b>Living Area</b>	4,078 sq.ft.
<b>Lot Frontage</b>	49.62 ft
<b>Lot Depth</b>	122 ft
<b>Lot Size Area</b>	6,050 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	5 full & 1 half
<b>School District</b>	West Vancouver Secondary and Ridgeview Elementary

### Description

Panoramic views of Lions Gate Bridge, city and water from this custom built home. Enjoy state of the art smart home automation, waterfall wall feature, powder room with smart toilet (notouch flush), radiant heat, security cameras, hide away vacuum, A/C, builtin speakers, backup generator and completely fenced property with keypad entry. Main floor boasts an office, formal dining area with french doors to covered balcony, gourmet kitchen with Miele appliances, coffee maker, spice kitchen, family room with eclipse doors leading to covered outdoor kitchen and sitting area with fire pit. Upper features a grand master with ensuite with Juliet sinks, large jetted tub & rain shower and balcony with fire pit overlooking views. Lower level boasts media room with popcorn machine, wine preserver/dispenser, wine cellar and 1 bedroom suite.



