

**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**

**497 Hadden Drive, West Vancouver, BC, V7S 1G6, Canada**

**MLS®# R2295857**



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<b>Property Value</b>	\$3,295,000
<b>Type</b>	House
<b>Parking</b>	6 Cars; 2 Covered
<b>Year Built</b>	1939
<b>Taxes</b>	\$8,229.59(2018)
<b>Living Area</b>	5 sq.ft.
<b>Lot Frontage</b>	168.22 ft
<b>Lot Size Area</b>	18 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4 full

### Description

Situated on the 7th hole tee of Capilano Golf Course this magnificent British Properties home is settled into a totally private sun drenched 18700 SF beautiful estate setting that beautifully represents the Grand lifestyle of the British Properties. Offering approx 5500 SF of living space with exceptional floor plan featuring enormous master bedroom on the main floor adjacent to a wonderful gourmet chefs kitchen, family room and formal living/dining areas. All primary rooms flow out to the lush garden setting with hot tub, rolling grass and room for all to enjoy! Extensively remodelled several years ago by Bradner Homes this home features a total of 4 bedrooms, 4 baths and the perfect versatile floor plan for any family to enjoy! Very Special!!



