

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

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

745 Anderson Crescent, West Vancouver , BC, V7T 1S4, Canada

MLS®# R2362574



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Property Value	\$3,788,000
Type	House
Parking	4 Cars; 2 Covered
Year Built	2017
Taxes	\$7,583.57
Living Area	3,901 sq.ft.
Lot Frontage	70 ft
Lot Depth	150 ft
Lot Size Area	12,198 sq.ft.
Bedrooms	4
Bathrooms	5 full & 1 half

Description

Stunning custom built contemporary home with 3,900sqf of living space on a huge 12,198sqft lot with a focus on indoor/outdoor living with massive windows leading to the backyard, outdoor pool, sun lounge, sitting and BBQ area. Rebuilt in 2017 with the original foundation from 1957, this modern home includes keypad access and back up battery up to 6 months if power goes out, Alexa controlled lights and built in surround sound. Main level includes a beautiful open kitchen with large island and breakfast bar and top of the line appliances, living, dining, office and 2pc powder. Upper level features a master bedroom with a huge walk-in closet, private balcony access and 6pc ensuite with Juliet sinks, soaker tub, ran shower and hand held. Lower level contains 3pc bath for the pool, mud/laundry room, bedroom, 4pc bath and massive storage.



