

**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**

**29 Glenmore Drive, West Vancouver , BC, V7S 1A5, Canada**

**MLS®# R2361677**



<b>Property Value</b>	\$3,248,000
<b>Type</b>	House
<b>Basement</b>	Yes
<b>Parking</b>	2 Car Garage
<b>Year Built</b>	2018
<b>Taxes</b>	\$4,730.45(2018)
<b>Living Area</b>	4,358 sq.ft.
<b>Lot Frontage</b>	49.08 ft
<b>Lot Depth</b>	145.30 ft
<b>Lot Size Area</b>	7,092 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	6 full

## Description

Beautiful brand new contemporary home by Lexa Development in sought after Glenmore, West Vancouver. Enjoy this spacious open concept home featuring high end finishes throughout. This 3 level, 5 bedroom, 6 bathroom home includes family room w/ custom cabinetry, a chef's kitchen with all Miele appliances, large island breakfast bar and wok kitchen with Miele gas range. Enjoy a spacious master with walk-in closet, 6pc ensuite and 3 additional bedrooms on the upper level. Take pleasure in lower lvl activities including a massive rec room, wet bar, theatre, gym and the option for easy indoor/outdoor living with a covered patio leading out to a beautiful flat greenbelt. Also, an additional bedroom with a 4pc ensuite as well as a roughed in 2 bedroom legal suite.



