

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

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

**3602 Bluebonnet Road, North Vancouver, BC, V7R 4E1, Canada**

**MLS®# R2472620**



<b>Property Value</b>	\$3,950,000
<b>Type</b>	House
<b>Parking</b>	2 Car Garage; 4 Total
<b>Year Built</b>	2019
<b>Taxes</b>	\$8,070.49(2019)
<b>Living Area</b>	4,771 sq.ft.
<b>Lot Frontage</b>	73 ft
<b>Lot Depth</b>	125 ft
<b>Lot Size Area</b>	7,980 sq.ft.
<b>Bedrooms</b>	7
<b>Bathrooms</b>	7 full & 1 half
<b>School District</b>	North Vancouver

## Description

Stunning luxurious 3 level, 7 bedroom and 8 bathroom home home sitting on almost 8,000sqft flat lot in a heart of Edgemont! This fantastic home has been built by Buildya Developments with combo of high end finishes and excellent design, all on a quiet no-through street with dual frontage and private backyard. Amazing functional main level layout that's great for entertainment and complete with a gorgeous kitchen, covered patio, spice kitchen and mud room. Upper floor features 4 big bedrooms with walk-in closet and ensuite baths. Lower level has a fabulous entertainment area along with TV room, wet bar and a 2 bedroom legal suite with its own entrance. This open concept home is amazing for entertainment and gives a beautiful indoor/outdoor feeling with covered patio and private gated backyard. School catchments are Cleveland & Handsworth.



