

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

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1495 Clyde Avenue  
West Vancouver, BC  
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605 Ballantree Road, West Vancouver, BC, V7S 1W4, Canada

MLS®# R2599348



<b>Property Value</b>	\$5,280,000
<b>Type</b>	House
<b>Parking</b>	2 Car Garage; 4 Total
<b>Year Built</b>	2018
<b>Taxes</b>	7,919.70(2020)
<b>Living Area</b>	5,232 sq.ft.
<b>Lot Frontage</b>	85 ft
<b>Lot Depth</b>	135 ft
<b>Lot Size Area</b>	12,120 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5 full & 1 half
<b>School District</b>	West Vancouver

## Description

Unobstructed 360 degree views of ocean, downtown, Lions Gate and mountains from this open concept home, perfect for entertaining guests! Featuring an elevator, state-of-the-art German-built Bulthaup kitchen with Miele appliances; full fry/wok kitchen with professional Wolf gas range, home automation, security system, home office, indoor/outdoor living and entertainment sized deck as well as expansive aluminum windows. Central vacuum, A/C, soaring 10' & 14' high ceilings and heated driveway. A wrap around pool with direct access from inside, spa and fire pit on the main level patio. Outdoor gas and hot water utilities on all levels, wet bar and media room. Master bedroom features large walk-in closet and ensuite. 5/6 bedrooms come with walk-in closets and ensuite with Italian porcelain tiles and fine crafted millwork. Mudroom and plenty of storage. Garage 500sqft included in total sqft. Main level bedroom has no closet.



