

**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

470 W Kings Road, North Vancouver , BC, V7N 2M3, Canada

MLS®# R2548643



Property Value	\$1,788,000
Type	House
Basement	Finished
Parking	Open
Year Built	1957
Taxes	5,992.14(2020)
Living Area	2,006 sq.ft.
Lot Frontage	50 ft
Lot Depth	122 ft
Lot Size Area	6,100 sq.ft.
Bedrooms	5
Bathrooms	2 full
School District	North Vancouver

Description

Prime location with fantastic investment potential with partial views of downtown from the main floor. This beautiful, very well kept house has so much to offer. Situated on a south facing lot in one the best family oriented locations in Upper Lonsdale. The backyard is an oasis of its own with a hot tub and huge deck. Fantastic opportunity to live in or keep as investment. Downstairs includes a suite making it a great mortgage helper. Elementary school catchment Braemar and Secondary school catchment of Carson Graham. Flat beautiful lot with lovely home. Don't miss this opportunity, it will not last long! *2nd kitchen is a kitchenette, 5th bedroom has no closet.



