

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

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

**388 Stevens Drive, West Vancouver, BC, V7S 1C6, Canada**

**MLS®# R2461097**



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<b>Property Value</b>	\$2,998,000
<b>Type</b>	House
<b>Parking</b>	2 Car Garage; 4 Total
<b>Year Built</b>	1947
<b>Taxes</b>	6,378.28(2019)
<b>Living Area</b>	4,621 sq.ft.
<b>Lot Frontage</b>	102 ft
<b>Lot Depth</b>	224 ft
<b>Lot Size Area</b>	23 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3 full & 1 half
<b>School District</b>	West Vancouver

### Description

Over half an acre of beautifully maintained gardens surround this 3 level character home with 1,290sqft of decks/patios throughout. All day sunshine in prime lower British Properties location! If you want a large totally usable estate lot with incredible privacy- this is it. Pre-wired for gate, paving stone driveway, separate 2 car garage. Large kitchen with 6 burner gas range, sub zero fridge, 3 fireplaces. Many updates including newer roof. Charming 200sqft guest accommodation with a guest room, 3pc bathroom, kitchenette and deck. Surrounded by new homes, live in or rebuild on this trophy property.



