

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

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

1788 FULTON AVENUE, West Vancouver, BC, V7V 1S9, Canada

MLS®# R2427008



Property Value	\$2,998,000
Type	House
Style	2 Storey w/Bsmt.
Year Built	1925
Taxes	5550.0
Living Area	2,512 sq.ft.
Lot Depth	130 ft
Lot Size Area	14,473 sq.ft.
Bedrooms	4
Bathrooms	2 full
School District	West Vancouver
Maintenance Fee	\$0.00

Description

Future development potential for duplex under the new West Van community plan in the next few years. Rarely available over 14,000sf large property on Fulton right in front on some highrises and multifamily buildings in the back lane. This spacious 4 bedrooms 2 baths rental home on Fulton Avenue in Ambleside WVan may have future development potential. Fairly level property with land access, Detached Double garage, large front and backyard, house is liveable, or you can build your dream home with a separate suite. Close to top schools, West Van high & Sentinel High, Chartwell & Ridgeview & Hollyburn Elementary, shops, cake, coffee, park royal, beach, seawall, library, high walkability score. Please make appointment, currently tenanted, need 24 hour notice to show & view or walk the property.

