

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

**2487 QUEENS AVENUE, West Vancouver, BC, V7V 2Y9, Canada**

**MLS®# R2515663**



<b>Property Value</b>	\$4,388,000
<b>Type</b>	House
<b>Style</b>	2 Storey w/Bsmt.
<b>Basement</b>	Part
<b>Parking</b>	Carport; multiple
<b>Year Built</b>	1954
<b>Taxes</b>	8,238.00
<b>Living Area</b>	1,448 sq.ft.
<b>Lot Frontage</b>	84 ft
<b>Lot Depth</b>	145 ft
<b>Lot Size Area</b>	12,138 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3 full
<b>Maintenance Fee</b>	\$0.00

### Description

VIEWS! VIEWS! VIEWS! Great location with City & Ocean and water views, UBC, Point Grey, Islands & fantastic sunset & sunrise views. Upper Dundarave, Queens area, 3-4 bedrooms and 3 bathrooms, nice garden area, with private backyard. Large property over 12,100sq ft, with 83 feet frontage, view property, facing north, on the high side of the street. Large new homes and mansions in immediate area, great for investment and build your dream home. Short distance to Collingwood elem. school, short drive to Mulgrave & Sentinel and Chartwell schools, and more top schools nearby, and near beach, seawall, downtown, highway, transit, community ctr, HBCC, Park Royal. Currently tenanted and need 24 hour notice, to walk the property or show the house, by appointment only for a private showing, call now!



