

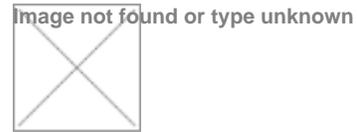
**Behroyan & Associates Real Estate  
Services Ltd.**

**Phone:**  
**Mobile:** 604-716-0005  
**Fax:** 604-281-3343  
**Email:** naz@behroyan.ca

1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

2975 Marine Drive, West Vancouver, BC, V7V 1M3, Canada

MLS®# R2442406



<b>Property Value</b>	\$5,998,000
<b>Type</b>	House
<b>Style</b>	2 storey w/Basement
<b>Basement</b>	Fully Finished
<b>Parking</b>	5+ cars
<b>Year Built</b>	1945
<b>Taxes</b>	\$11,7444.58 (2019)
<b>Living Area</b>	6,018 sq.ft.
<b>Lot Frontage</b>	132 ft
<b>Lot Depth</b>	297 ft
<b>Lot Size Area</b>	39,177 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full & 1 half
<b>School District</b>	West Vancouver

### Description

Prestigious Altamont, almost 1 acre with views, and total privacy!! Great location Ocean/water views, UBC, Point Grey, Islands and fantastic sunset and sunrise views, renovated 5 bedrooms, 4 bathrooms, large garden area, with private backyard, over 6,000 sqft living space and legal one bedroom suite. Large property almost one acre 39,117 sqft, 132 feet frontage and 297 feet depth, view property, north side the high side of the street. Large new homes and mansions in area, great for investment and or build a dream home. Short driving distance to Collingwood, Westbay elementary, Mulgrave, Sentinel, Chartwell schools, and more top schools nearby. Steps to Park and beach, seawall, transit. Short drive to downtown, highway, community centre, HBCC, IGA, Park Royal. Need 24 hours to show, by appointment only.