

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

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

976 Leovista Avenue, North Vancouver, BC, V7R 1R3, Canada

MLS®# R2464102



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Property Value	\$3,988,000
Type	House
Basement	Fully Finished
Parking	2 Car Garage
Year Built	2019
Taxes	7467.29
Living Area	5,196 sq.ft.
Lot Frontage	70 ft
Lot Depth	115 ft
Lot Size Area	8,050 sq.ft.
Bedrooms	6
Bathrooms	7 full & 1 half

Description

Situated in the North Van's most prized neighbourhood, Edgemont Village. This gorgeous modern home boasts over 5,000sqft with city, water and mountain views. Walk into the foyer, greeted by 12ft ceilings, while radiant heating warms your feet as you stroll over white oak floors. Full set of Miele Appliances throughout the main kitchen. Main level has a glowing Onyx feature wall, wet bar, wok kitchen, formal dining room for the more festive times, and an office/bedroom for more important meetings. Perfectly blended with the indoor/outdoor living space gives you the best of both worlds. Downstairs party room including; lounge, wet bar, movie theatre and dry sauna tying into the large open layout. One bedroom suite mortgage helper downstairs.



