

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

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1495 Clyde Avenue
West Vancouver, BC
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2376 Marine Drive, West Vancouver, BC, V7V 1K8, Canada

MLS®# R2467134



Property Value	\$2,280,000
Type	1/2 Duplex
Parking	1 car
Year Built	2002
Taxes	4500.30
Living Area	2,190 sq.ft.
Bedrooms	4
Bathrooms	3 full & 1 half

Description

Enjoy Dundarave-by-the-Sea in this perfectly located, solid 3-level, 4 bedroom, 4 bathroom newer half-Duplex on prime south side location in central Dundarave. Leave the car at home and walk to the seawall and beach, village shops and restaurants. Beautifully updated in 2017, boasts a bright and contemporary main floor with engineered hardwood oak floors and new kitchen. Upstairs has 3 bedrooms including large south facing master bedroom ocean views and a private balcony. Downstairs has a separate in-law suite/mortgage helper with family room, second kitchen, 4th bedroom and ample storage space. West Vancouver Schools catchment for Irwin Park and West Vancouver Secondary, within 5-10 minutes walking distance. Investment opportunity and potential for rezoning to a higher density and mix used development.



