

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

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

**475 Eastcot Road, West Vancouver, BC, V7S 1E3, Canada**

**MLS®# R2474175**



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<b>Property Value</b>	\$3,880,000
<b>Type</b>	House
<b>Basement</b>	Fully Finished
<b>Parking</b>	2 Car Garage; 4 Total
<b>Year Built</b>	1964
<b>Taxes</b>	11,062.10
<b>Living Area</b>	5,547 sq.ft.
<b>Lot Frontage</b>	100 ft
<b>Lot Depth</b>	150 ft
<b>Lot Size Area</b>	16,533 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4 full & 1 half

### Description

This beautifully updated Colonial home backs onto the 7th hole of the Capilano Golf & Country Club in the British Properties. Situated on a large 100 x 150 foot property w/a circular driveway, huge covered back patio, outdoor cooking area, decks off both levels & a pleasant views to Downtown Vancouver. This charming home features approx 5547 sq ft over three levels. It boasts spacious rooms and a grand entrance foyer, 5 bedrooms with an elegant master suite with sitting area, large walk in closet and beautiful ensuite. The main features an incredible culinary kitchen with an attached sitting area and fireplace. Downstairs has a kids area and beautiful wine cellar. This is undoubtedly, the perfect family home.







