

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

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

**3295 Westmount Road, West Vancouver, BC, V7V 3G5, Canada**

**MLS®# R2478078**



<b>Property Value</b>	\$2,998,000
<b>Type</b>	House
<b>Parking</b>	2 Car Garage; 4 Total
<b>Year Built</b>	1960
<b>Taxes</b>	6,201.12
<b>Living Area</b>	3,899 sq.ft.
<b>Lot Frontage</b>	80 ft
<b>Lot Depth</b>	253 ft
<b>Lot Size Area</b>	21,144 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2 full

### Description

Breathtaking water and city views from this 5 bedroom, 2 bathroom 3,899sqft home in the prestigious Westmount neighbourhood sitting on a massive lot. Renovations include: new flooring, kitchen countertops and appliances, new vanities and fresh paint job. Main level includes living, dining, kitchen and family room as well as 3 bedrooms including master bedroom. Upper level features 2 additional bedrooms, den and recreation room that is perfect for entertainment! Lower level contains a storage space that is ideal for all of your organizational needs. Located near some of the best shopping, dining and recreational experience that West Vancouver has to offer, as well as a short drive to elite schools including West Bay Elementary and esteemed private schools.

