

**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**

**1266 Ottaburn Road, West Vancouver, BC, V7S 2J8, Canada**

**MLS®# R2063334**



Image not found or type unknown

<b>Property Value</b>	\$2,198,000
<b>Type</b>	House
<b>Style</b>	Split Entry
<b>Year Built</b>	1954
<b>Taxes</b>	3994 (2015)
<b>Living Area</b>	3,273 sq.ft.
<b>Lot Size Area</b>	12,551 sq.ft.
<b>Bedrooms</b>	6
<b>Bathrooms</b>	5 full

### Description

Great investment property to build your dream home or keep as an investment in a highly sought after neighbourhood, with peek-a-boo views of the city and ocean. This spacious home has an open concept floor plan, with high ceilings and a separate entrance to the lower level. The wood burning fireplaces on each level bring a certain coziness to the home, while the ample amount of natural light keeps the home bright throughout. Master bedroom and 2nd bedroom upstairs each feature a 3 piece ensuite with peek-a-boo views, and the 3rd bedroom has access to the balcony overlooking the views. Keep, renovate, or rebuild! Located close to great schools, shopping, and recreation.



