

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

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

**3844 Regent Avenue, North Vancouver, BC, V7N 2C4, Canada**

**MLS®# R2588261**



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<b>Property Value</b>	\$2,488,000
<b>Type</b>	House
<b>Basement</b>	Fully Finished
<b>Parking</b>	6 Cars; 2 Covered
<b>Year Built</b>	1974
<b>Taxes</b>	8,573.55
<b>Living Area</b>	3,995 sq.ft.
<b>Lot Frontage</b>	48 ft
<b>Lot Depth</b>	131 ft
<b>Lot Size Area</b>	8,217 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full & 1 half

### Description

Step into this beautiful 5 bedroom, 4 bathroom 3,995sqft home situated in the private and peaceful setting in the sought after Princess Park neighbourhood. Enjoy a large entertainment sized deck that overlooks the private back yard! Bright and open concept floor plan on the main level; kitchen with marble countertops, breakfast bar, family room, great room, dining room as well as an office. Upper level consists of 3 bedrooms, the master bedroom features a private patio and a luxurious spa like ensuite with Juliet sinks, rain shower head and soaker tub. Lower level consists of a 2 bedroom suite with plenty of space!



