

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

**835 PROSPECT AVENUE, North Vancouver, BC, V7R 2M2, Ca**

**MLS®# R2487393**



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|-----------------------|---------------------|
| <b>Property Value</b> | \$3,258,000         |
| <b>Type</b>           | House/Single Family |
| <b>Style</b>          | 2 Storey w/Bsmt.    |
| <b>Basement</b>       | Fully Finished      |
| <b>Year Built</b>     | 2016                |
| <b>Taxes</b>          | 13016.82            |
| <b>Living Area</b>    | 6,350 sq.ft.        |
| <b>Lot Depth</b>      | 142 ft              |
| <b>Lot Size Area</b>  | 9,372 sq.ft.        |
| <b>Bedrooms</b>       | 6                   |
| <b>Bathrooms</b>      | 7 full              |

### Description

Stunning 6,000 sqft custom home w/ high-end finishes throughout. Set on 9,372 sqft lot w/ city & water views. Main floor boasts 10 ft ceilings, hardwood floors, radiant heat, AC & HRV, & surround sound throughout. French doors open to covered deck, & large private backyard w/ unique water feature. Designer kitchens with Miele & Thermador appliances. Upstairs features 9 ft ceilings inc. master bedroom w/ spectacular mountain views, beautiful ensuite & walk-in closet. Lower level w/ 9 ft ceilings inc. rec/media room, a fireplace & beautiful bar perfectly equipped for entertaining & separate 2-bdrm legal suite. A spectacular family home w/ easy access to an abundance of walking trails & parks. Just steps away from Edgemont Village. Enjoy all the amazing amenities Canyon Heights has to offer!



