

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

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

640 BARNHAM ROAD, West Vancouver, BC, V7S 1T5, Ca

MLS®# R2492901



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Property Value	\$5,598,000
Type	House/Single Family
Style	3 Storey
Basement	Fully Finished, Separate Entry
Year Built	2018
Taxes	19128.74
Living Area	6,973 sq.ft.
Lot Depth	128 ft
Lot Size Area	13,669 sq.ft.
Bedrooms	5
Bathrooms	6 full & 1 half

Description

Brand New in the BP'S! Nearly 7,000 sq.ft Noort masterpiece on a pancake flat 13,000 sqft lot. Enjoy the soaring 20ft ceilings and abundance of natural light! Floating stairs lead to 4 spacious beds up inc a stunning master bed w/ endless mountain views , his/her closets, and designer ensuite with soaker tub. The Main features a huge chef inspired gourmet kitchen with Miele package, espresso machine and "Wok" Kitchen. A spacious Den, Family & Living room with cozy linear double sided fireplace complete the main. Oversized sliding doors lead to an entertainment sized, heated covered patio w/ built-in BBQ. Down has a Media Room with 7.1 speakers, Wet Bar, guest bed with private entry (kitchen roughed in). This 'Smart Home' features 1 touch lighting, surround sound & A/C (HRV).





