

**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

1305 Ottaburn Road, West Vancouver, BC, V7S 2J9, Canada

MLS®# R2508071



Property Value	\$3,188,000
Type	House
Basement	Full
Parking	4 cars
Year Built	1996
Taxes	7486.40
Living Area	5,135 sq.ft.
Lot Frontage	120 ft
Lot Depth	145 ft
Lot Size Area	12,066 sq.ft.
Bedrooms	5
Bathrooms	5 full & 2 half

Description

Magnificent 22 year old house with amazing views of the ocean, bridge, city and UBC from the main and top floors. This 5 bedroom, 7 bathroom home with over 5,000sqf of living space is situated in the prestigious neighbourhood of the British Properties! Main level offers an amazing layout with a private office, formal dinning, living room, family room and an open layout kitchen with a huge deck overlooking beautiful views of downtown. Upper level offers 2 wings with 3 decks! Master wing includes a huge master bedroom and second bedroom with a massive balcony and panoramic views. All bedrooms have an ensuite. Basement features another bedroom, flex room and entertainment area that could be converted into a suite. 4 car garage, 2 in the front and 2 in the back with a flat, gorgeous backyard. Steps to Hollyburn Country Club and Sentinel High School.







