

**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

531 Newcroft Place, West Vancouver, BC, V7T 1W9, Canada

MLS®# R2638103



Property Value	\$7,388,000
Type	House
Basement	Fully Finished
Parking	2 Car Garage; 4 Total
Year Built	2021
Taxes	8,086.58
Living Area	7,327 sq.ft.
Lot Frontage	86 ft
Lot Depth	150 ft
Lot Size Area	12,545 sq.ft.
Bedrooms	5
Bathrooms	6 full & 2 half

Description

Luxury living at its best! Built by Regal Crest Homes LTD, This beautifully designed well thought-out floor plan is a West Vancouver dream home. Main level presents expansive open concept with oak flooring, 2 marble fireplaces, marble countertops in main/wok kitchen, Gaggenau appliances in main, 12ft marble island, custom oak millwork, Euroline eclipse doors allowing indoor/outdoor living, full mudroom, office, 10+12ft ceilings, outdoor heating, security system, speakers throughout. Upper level features 4 bedrooms each complete with an ensuite; master bedroom includes marble fireplace with 6 piece ensuite, steam shower and his/hers closets. Lower level includes 10ft ceilings, white oak hardwood, marble wet bar, wrap around wine room, rec room, theatre room, sauna/spa, exercise room with separate entry, nanny suite with ensuite and a large study.





