

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

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

1160 Ottaburn Road, West Vancouver, BC, V7S 2J8, Canada

MLS®# R2037081



Property Value	\$1,998,000
Type	House
Style	2 Storey
Parking	1 car
Year Built	1957
Taxes	3808 (2015)
Living Area	2,495 sq.ft.
Lot Size Area	15,682 sq.ft.
Bedrooms	5
Bathrooms	3 full

Description

Charismatic home in the prestigious British Properties with views of Lions Gate Bridge, the city & water! Complete with 5 bdrms, 3 bathrooms, an updated kitchen with a breakfast bar, soft-close cabinets, stainless steel appliances, granite counter tops, and updated bathrooms, you will not be disappointed! Laminate floors have been installed throughout. Very well maintained, with tons of privacy and a legal 2 bdrm + den suite downstairs. Both levels have in-suite laundry, and a new high efficient boiler has been added. Located in a great neighbourhood, walking distance to Chartwell Elementary, Sentinel Secondary and Hollyburn Country Club.