

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

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

**3931 Braemar Place, Braemar, BC, V7N 4M8, Canada**

**MLS®# R2540585**



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<b>Property Value</b>	\$2,649,000
<b>Type</b>	House
<b>Basement</b>	Partly Finished, Separate Entry
<b>Parking</b>	2 Car Garage
<b>Year Built</b>	1991
<b>Taxes</b>	9,729.88
<b>Living Area</b>	4,545 sq.ft.
<b>Lot Frontage</b>	46 ft
<b>Lot Depth</b>	134 ft
<b>Lot Size Area</b>	9,527 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4 full & 1 half

### Description

Custom built contemporary Victorian style house in Upper Lonsdale. This 5 bedroom, 5 bathroom, 4,500+sqft home is located on a quiet cul-de-sac and backs onto a tranquil green space. Thoughtfully laid out design with many recent updates. Upstairs includes 4 bedrooms, 2 bathrooms as well as a spa-like jacuzzi room. Large master bedroom suite includes a cedar sauna, large ensuite and walk-in closet. Main floor includes a living room, dining room, family room and den. Custom kitchen with high-end appliances. Walk out from the kitchen to the flat patio and driveway area. Downstairs includes 1 bedroom, large living room, rec, sound studio, 2 bathroom and a cold storage room. Beautiful backyard for garden enthusiasts that comes with a custom playhouse for children. This residence is not to be missed!







