

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

645 King Georges Way, West Vancouver, BC, V7S 1S2, Canada

MLS®# R2612180



<b>Property Value</b>	\$4,988,000
<b>Type</b>	House
<b>Basement</b>	Full
<b>Parking</b>	2 Car Garage
<b>Year Built</b>	1953
<b>Taxes</b>	11,311.35
<b>Living Area</b>	3,639 sq.ft.
<b>Lot Frontage</b>	95 ft
<b>Lot Depth</b>	184 ft
<b>Lot Size Area</b>	22 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full & 1 half

### Description

Magnificent West Coast contemporary home situated on a half-acre lot (22,170sqft) with amazing views of the city, mountains and water. This beautiful home is located on one of the most prestigious streets of the BPs. Close to Hollyburn Country Club, Chartwell and Sentinel Schools and Capilano Golf Club. This property has the potential to hold and rent, renovate or build your dream mansion. Featuring over 3,600sqft of living space with 4 bedrooms, 4 bathrooms, updated floorings and appliances. Very functional layout! Main level includes: living, dining, family room, kitchen and breakfast bar with covered patio and 3 bedrooms. Huge master with ensuite, dry sauna and breathtaking views of water and downtown. Full walk-out basement with large media/rec room perfect for entertainment.







