

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

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

**930 Melbourne Avenue, North Vancouver, BC, V7R 1N7, Canada**

**MLS®# R2586065**



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<b>Property Value</b>	\$2,998,000
<b>Type</b>	House
<b>Parking</b>	3 cars
<b>Year Built</b>	1995
<b>Taxes</b>	\$10,016.55
<b>Living Area</b>	4,930 sq.ft.
<b>Lot Frontage</b>	70 ft
<b>Lot Depth</b>	115 ft
<b>Lot Size Area</b>	8,050 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5 full & 1 half

### Description

Located in the heart of Edgemont! This 6 bedroom, 6 bathroom 4,930sqft home features several skylights throughout, floor to ceiling windows and 9ft ceilings on the main level and office, gourmet kitchen, wok kitchen and large pantry, breakfast bar, formal dining and eating area. Master bedroom boasts 2 French doors, private balcony, walk-in closet and ensuite with Juliet sinks, jetted soaker tub and stand alone shower. Lower level features a 3 bedroom mortgage helper with a separate entry and laundry. 3 bedrooms with ensuites and 2 walk-in closets, steam shower, large laundry room and 3 car garage. Enjoy built-in speakers, vacuum system, radiant in-floor heating and HRV. Recently updated on-demand hotter and new roof. Only a 2 minute walk to Edgemont Village, all shops and restaurants as well as Highland Early Learning Centre and Waldorf High School.



