

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

574 CRAIGMOHR DRIVE, West Vancouver, BC, V7S 1W9, Ca

MLS®# R2545385



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|----------------|---------------------|
| Property Value | \$2,298,000         |
| Type           | House/Single Family |
| Style          | 2 Storey w/Bsmt.    |
| Basement       | Partly Finished     |
| Year Built     | 1965                |
| Taxes          | 4911.98             |
| Living Area    | 3,057 sq.ft.        |
| Lot Depth      | 196 ft              |
| Lot Size Area  | 17,559 sq.ft.       |
| Bedrooms       | 4                   |
| Bathrooms      | 3 full & 1 half     |

### Description

Be amazed as you walk this incredible 17,559 square foot oversized property. With sweeping 180 degree views of Grouse Mountain, Mt Baker and the majestic lights of downtown Vancouver, this lot has endless possibilities. The gently sloping level entry home is a prime corner lot which gets sunshine all day & presents an ideal property to build your dream home. The existing home, an architectural Lewis Post & Beam, is set on this private & tranquil property & offers an additional larger renovation opportunity. The outdoors are right at your doorstep with Ballantree Park and Brother's Creek Trail & conveniently located to Capilano Golf Club, Hollyburn Country Club. COACH HOUSE POTENTIAL..... OFFERS: Tuesday March 9th, 2pm. \*\*\*DO NOT WALK THE PROPERTY WITHOUT AN APPOINTMENT PLEASE\*\*\*



