



**June Conway**  
**Phone:** 604-925-2911  
**Mobile:** 604-828-7888  
**Fax:** 1-866-462-6589  
**Email:** june@juneconway.com

**Royal LePage Sussex - John Jennings**  
**2397 Marine Drive**  
**West Vancouver, BC**  
**V7V 1K9**

2245 Fulton Avenue, West Vancouver, BC, V7V 1T7, Canada

MLS®# R2496305



<b>Property Value</b>	\$2,860,000
<b>Type</b>	House
<b>Basement</b>	Part Basement; Part Finished
<b>Parking</b>	Detached Double Garage
<b>Year Built</b>	1928
<b>Taxes</b>	4956.48 (2020)
<b>Living Area</b>	3,149 sq.ft.
<b>Lot Frontage</b>	55 ft
<b>Lot Depth</b>	126 ft
<b>Lot Size Area</b>	6,977 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full & 1 half

**Description**

Dundarave 3,149 square foot home located just steps to West Vancouver Recreation Centre, short walk to Ambleside and Dundarave amenities, and Sea Wall. This beautifully renovated family home, nestled behind John Richardson Park in a friendly neighborhood offers all the benefits of North Shore living. First time on the market since 1984, this home offers 4 bedrooms, 3 and a half baths and den (with peek-a-boo views) plus a 2 car garage. Easy care corner lot with court yards and a small vegetable garden. Not a drive by, you must view inside this home to fully appreciate all it has to offer!



