

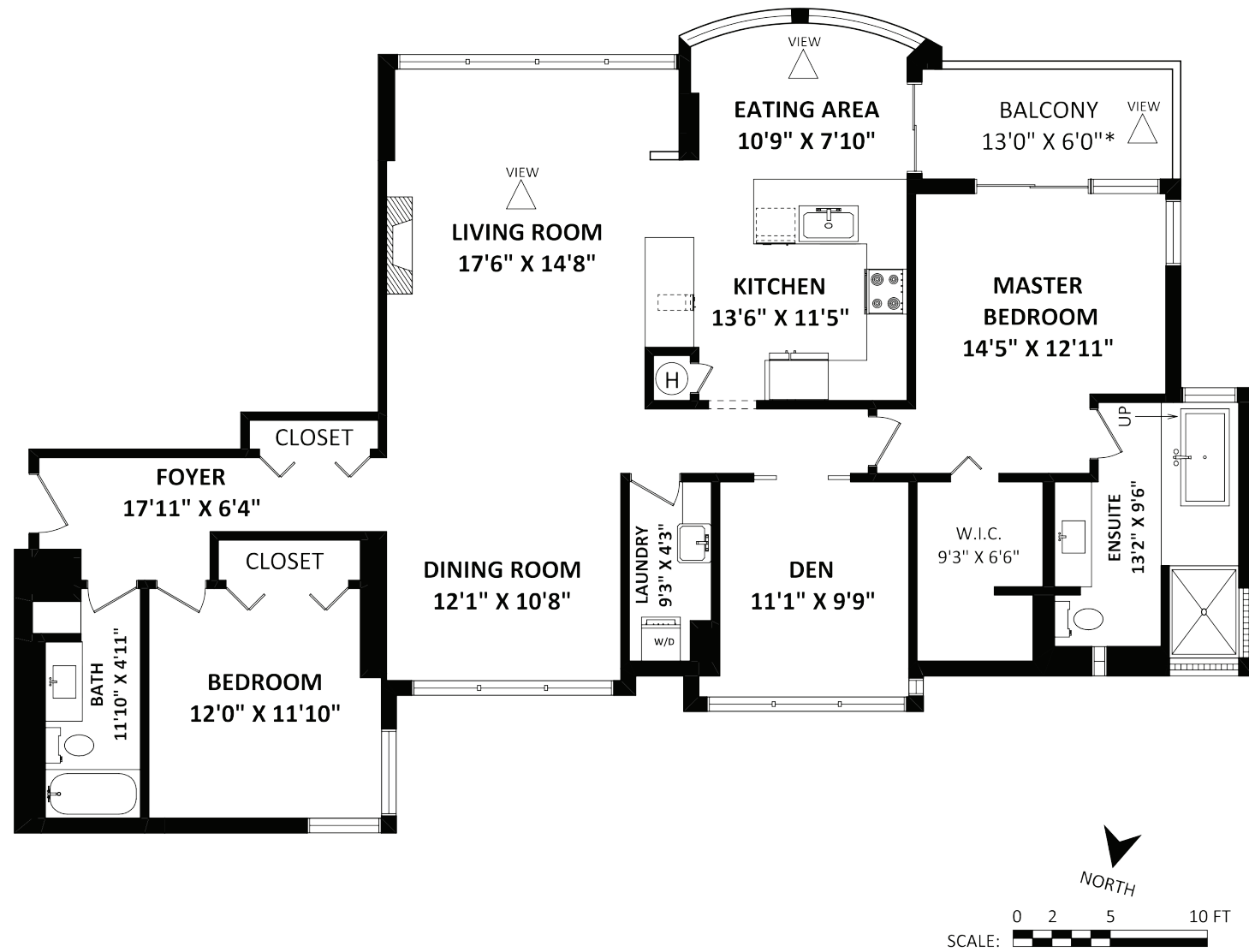
# Welcome To

401 3105 Deer Ridge Drive, West Vancouver

TOTAL FINISHED AREA: 1673 SQ.FT.

OTHER AREA(S)

BALCONY: 77 SQ.FT.\*



**Wendi Gustavson**

Personal Real Estate Corporation

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This version of the floorplan is for marketing purposes only.  
Please contact Wendi Gustavson PREC for specifications: 604.649.8624

This communication is not intended to cause or induce breach of an existing agency agreement.



Angell, Hasman & Associates Realty Ltd.  
#203 – 1544 Marine Drive West Vancouver, BC V7V 1H8  
Independently Owned and Operated



**401 3105 Deer Ridge Drive, West Vancouver**

It doesn't get any better than this!! This beautifully renovated home has been remodelled to provide an Open Plan concept. Enjoy the MOST Magnificent views from every corner of this home. Overlook OCEAN, VANCOUVER ISLAND, and CITY, wrapping around to the stillness of the FOREST to the north. This one level home of just under 1700 Sq.ft. provides 2 large bedrooms, 2 full bathrooms and den. There are 2 outdoor tennis courts and beautiful gardens for a peaceful stroll. Hiking and biking trails are out the door. Downhill and cross country skiing trails are in your backyard. Lots of parking for your guests and elevator access to your new home, add just more features to this magnificent "package". You won't want to miss this STUNNING opportunity. Picture yourself here!



Style	1 Storey
Type	Attached
Year Built	1994
Bedrooms	2
Bathrooms	2
Size	1,673 ft <sup>2</sup>
Maintenance Fee:	711.37

For more photos and a virtual tour, please visit: [www.wendigustavson.com](http://www.wendigustavson.com)

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