

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



1050 WEST 19TH STREET

PEMBERTON HEIGHTS | NORTH VANCOUVER

\$2,199,000

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FOR VIDEO, MORE INFO AND ADDITIONAL MEDIA:
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Immaculately kept home both inside and out has an unfinished basement that has suite potential - all in this sought after family friendly neighbourhood.



1050 WEST 19TH STREET

\$2,199,000 | NORTH VANCOUVER

4BR / 3BA immaculately kept family home in sought after Pemberton Heights. This welcoming home features a living room and dining area with hardwood floors and a large, south facing bay window to bring in light throughout the day. The kitchen has new dishwasher, granite countertops and an eating area which steps down to a family room. Three bedrooms up with one on the main that could double as an office. The primary bedroom features a walk-in closet and ensuite with soaker tub and separate shower. Basement area is unfinished and could be a great home theatre or converted into an in-law/rental suite. The yard is lovingly gardened and the back has a sundeck/patio perfect for your next family bbq. Recent windows, furnace, fence, driveway and more. Capilano IB catchment.

HIGHLIGHTS

- Cedar fence on East side (2022)
- New dishwasher (2021)
- Greentech Driveway (2017)
- Greentech Sidewalk / Patio (2017)
- Updated windows (2016/2020)
- Synthetic grass front and back
- Rear deck updated (2016)
- Furnace (2011)
- Kitchen reno'd 2013
- Family/tv room w/ wood fireplace
- Living room w/ gas fireplace
- Ensuite w/ soaker tub and shower
- Walk-in closet
- Lots of storage space
- Stunning mature garden areas
- Suite potential

SPECS

Main Floor:	1,345 sq. ft.
Above Main Floor:	827 sq. ft.
Lower Floor:	758 sq. ft.
Total Finished Area:	2,172 sq. ft.
Unfinished Area:	758 sq. ft.
Exterior Living:	368 sq. ft.
Attached Garage:	463 sq. ft.
Crawl Space:	551 sq. ft.
Bedrooms:	3 up, 1 on main
Bathrooms:	3 full
Parking:	2 Garage, 2 Open
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	2 Storey
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$7,779.14 (2021)
Frontage:	50ft.

SCHOOLS & AMENITIES

- Capilano IB Elementary
- Carson Graham Secondary School
- Daycare & preschool in neighbourhood
- Save on Foods
- The Corner Stone Bistro
- McKay Creek
- Ashdown Park
- Capilano Mall
- Daycare & preschool in neighbourhood
- 1 Block to transit
- Marine drive shops
- 20 Min. to DT Vancouver

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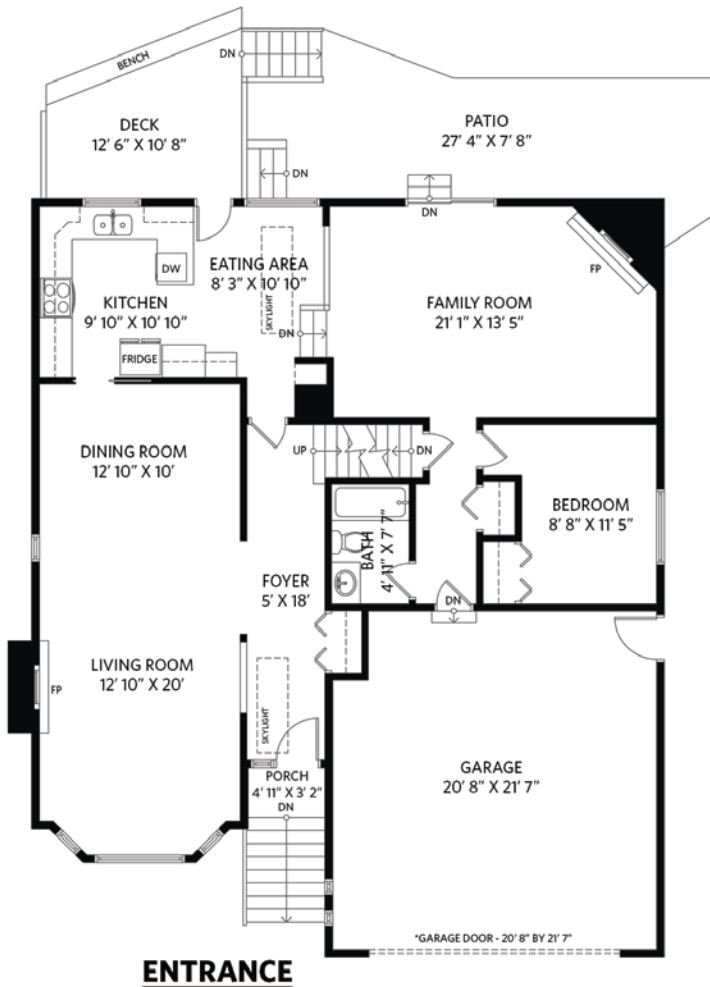
1050 W. 19th St, North Vancouver

4 bedrooms + 3 bathrooms

Main Floor:	1,345 sq.ft.	Exterior Living:	368 sq.ft.
Upper Floor:	827 sq.ft.	Attached Garage:	463 sq.ft.
Lower Floor:	758 sq.ft.	Crawl Space:	551 sq.ft.
Total Interior:	2,930 sq.ft.		
Total Finished:	2,172 sq.ft.		

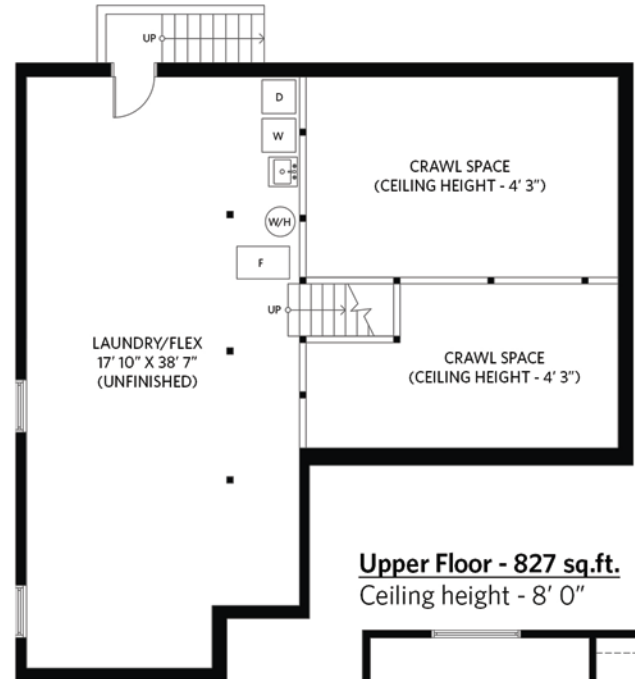
Main Floor - 1,345 sq.ft.

Ceiling height - 8' 0"



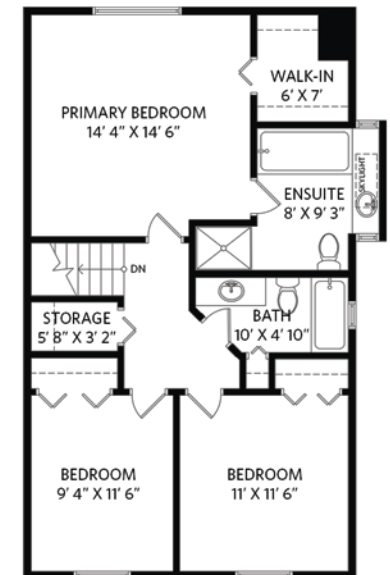
Lower Floor (Unfinished) - 758 sq.ft.

Ceiling height - 8' 0"



Upper Floor - 827 sq.ft.

Ceiling height - 8' 0"



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OPTIMUM
FLOOR PLAN DESIGNS

Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. We make no guarantee, warranty, or representation, expressed or implied, as to the accuracy and completeness of this rendering. Independent verification is recommended. E&O Insured for \$1,000,000

The enclosed information while deemed to be correct, is not guaranteed.

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