

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



414 - 2800 CHESTERFIELD AVENUE

UPPER LONSDALE | NORTH VANCOUVER

\$835,000

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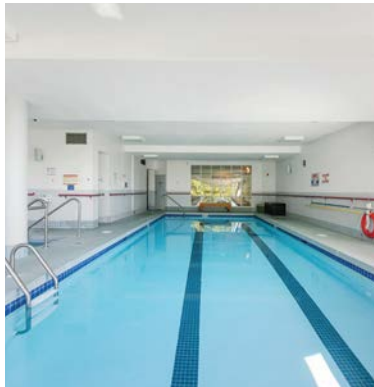
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FOR MORE INFO AND ADDITIONAL MEDIA:
www.gavinhughes.ca





This home is perfect for downsizing with large rooms, lots of storage and cabinets and a quiet, south facing balcony that overlooks the centre courtyard and gardens.



414 - 2800 CHESTERFIELD AVE

\$835,000 | NORTH VANCOUVER

Downsizers alert! This spacious, south facing 2BR / 2BA home features a large, covered balcony that overlooks the central courtyard's trees and gardens. This 1,103 sf unit features a large kitchen w/ plenty of cabinet storage, dishwasher and large counter tops great for any dedicated home cook. Host the family for Sunday supper with a roomy dining area that leads to a welcoming living room w/ a gas fireplace. The primary bedroom has a large ensuite with a tub. Second bedroom is perfect for guests or a home office and the second bathroom has a walk-in shower. This complex has spectacular amenities with a pool, hot tub, guest suites, games room, library, workshop and exercise room. Easy access to all North Shore and Lonsdale shops, Westview, Delbrook Rec. In-suite laundry, 1 dog/cat ok, 55+.

HIGHLIGHTS

- Large kitchen
- Lots of counter space
- Plenty of cabinet storage
- Kitchen passthrough
- Covered south facing balcony
- Close to elevator
- Gas fireplace
- Large primary bedroom
- Ensuite with vanity lighting
- Lots of closet space
- Large foyer with closet
- Wall to wall carpeting
- Site by side laundry
- Extensive amenities
- Walk-in shower
- 55+ Complex

SPECS

Total Finished Area:	1,103 sq. ft.
Covered Balcony:	92 sq. ft.
Year Built:	1987
Complex Name:	Somerset Greet
Bedrooms:	2
Bathrooms:	2 full (ensuite w/ tub and secondary w/ walk-in shower)
Parking:	1 Under building (plus visitor parking)
Storage:	1 locker
Features:	Clothes Washer/Dryer, Fridge, Stove, Dishwasher
Style of Home:	Inside Unit
Construction:	Wood Frame
Title:	Freehold Strata
Taxes:	\$2,306.86 (2024)
Maintenance Fees:	\$559.53
Amenities:	Elevator, In Suite Laundry, Storage, Pool, Hot tub, Exercise Room, Library, Entertainment Room, Workshop, Guest Suites
Restrictions:	Age Restriction 55+, Pets Allowed w/ Restrictions (1 dog or 1 cat no size restriction)

NEARBY AMENITIES

- Queens Cross Pub
- Holy Trinity Catholic Parish
- St Andrews Presbyterian
- Queensdale Market
- Delbrook Community Centre
- Centennial Theatre
- Lonsdale Avenue Shops
- Harry Jerome Community Centre
- Hospital and medical offices
- Short walk to transit
- Westview Shopping Centre
- Close to Highway 1

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SCAN CODE FOR MORE
PHOTOS AND VIDEO:

#414-2800 CHESTERFIELD AVE

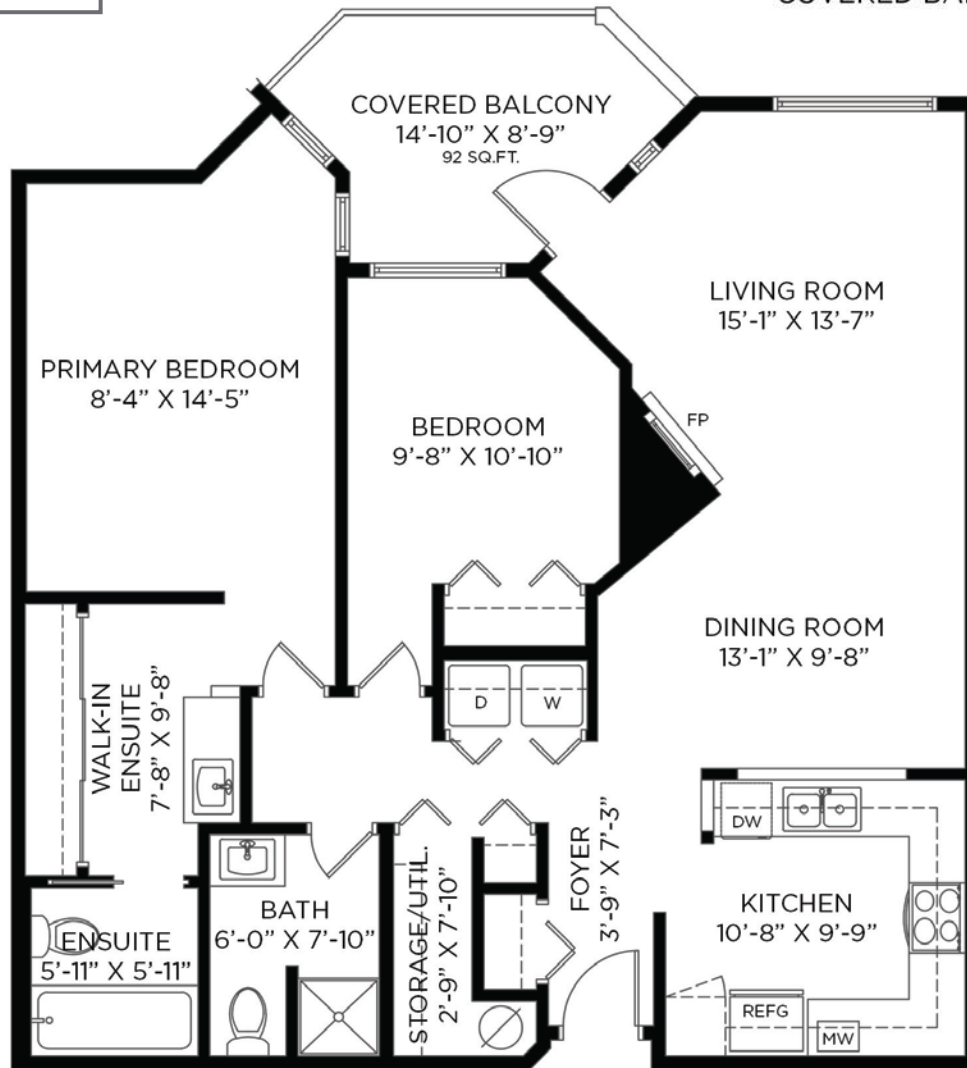
NORTH VANCOUVER, BC

2 BEDROOMS + 2 BATHROOMS

TOTAL INTERIOR: 1,103 SQ.FT.

COVERED BALCONY: 92 SQ.FT.

CEILING HEIGHT: 8'-0"



ENTRANCE



Floor plan not suitable for architectural/construction purposes. ANSI Z765 standards used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.

The enclosed information while deemed to be correct, is not guaranteed.
Gavin Hughes, Personal Real Estate Corporation

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