

# GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



## 1536 GRAND BOULEVARD

BOULEVARD | NORTH VANCOUVER

\$1,899,000

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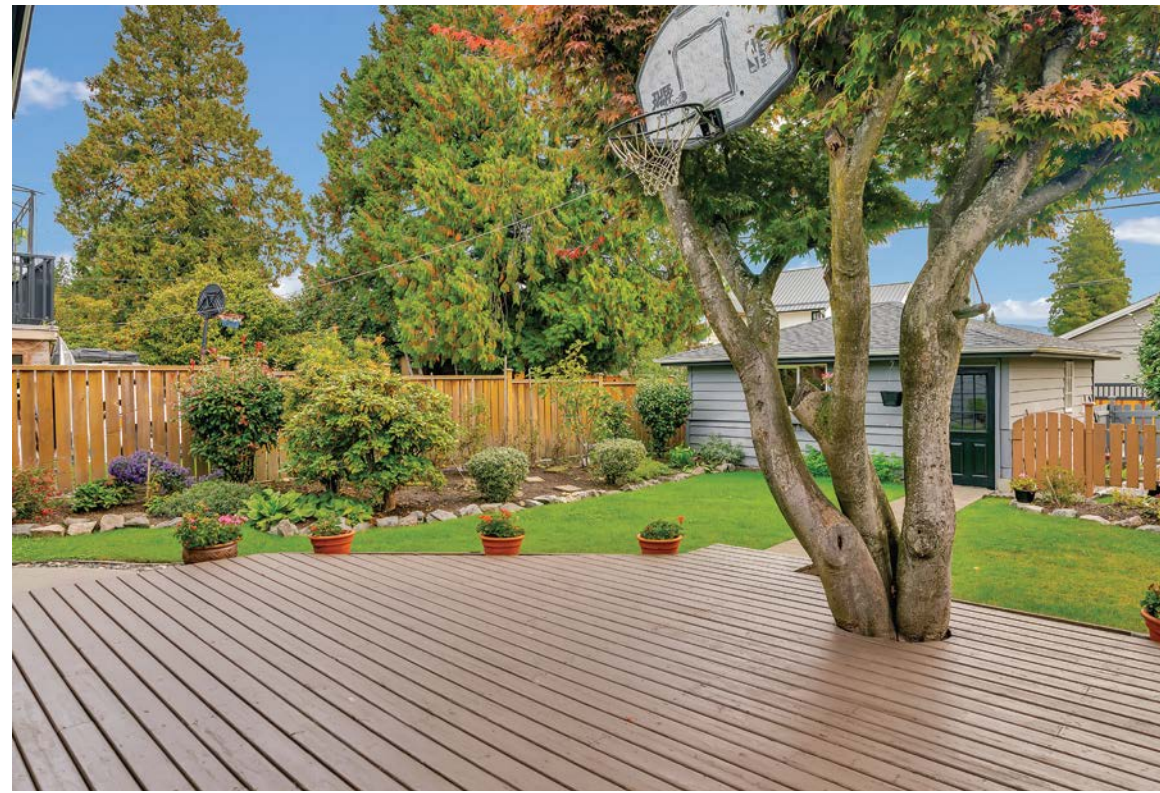
FOR MORE INFO AND ADDITIONAL MEDIA:  
[www.gavinhughes.ca](http://www.gavinhughes.ca)



OAKWYNREALTY



Summers filled with beautiful flowers, a veggie garden, a fenced yard to keep in your pets and a patio perfect for an afternoon BBQ - all part of this meticulously maintained home.



# 1536 GRAND BLVD

\$1,899,000 | NORTH VANCOUVER

Don't miss this rare, single-level rancher! Nestled on coveted Grand Blvd, this meticulously maintained 3BR/3BA home offers a charming, traditional layout. The living room features a gas fireplace with a millwork surround, crown moldings, pot lights and gorgeous hardwood floors that continue in the dining room. The large, bright kitchen has an eating area great for quick family meals with plenty of cabinet space. The primary BR features his/her closet space plus an ensuite. Two good sized bedrooms and a den/flex area perfect for a home office or tv room. Step out to your showstopping, fully fenced backyard and garden. The spacious patio is the perfect oasis for outdoor dining and family barbecues. With detached garage, this is home is perfectly located close to Central Lonsdale shops!

## HIGHLIGHTS

- Crown moldings
- Hardwood floors
- Gas fireplace
- Pot lighting
- Updated windows
- Den/Office Flex Space
- 2.5 Bathrooms
- Large 7,280 sf lot
- Driveway in front
- Detached garage
- Perennial landscaping
- Fully fenced backyard
- Large sunny patio
- Fenced veggie garden

## SPECS

Main Floor:	1,660 sq. ft.
Total Finished Area:	1,660 sq. ft.
Exterior Living:	455 sq. ft.
Garage:	424 sq. ft.
Bedrooms:	3 (one with exterior entrance)
Bathrooms:	2 full, 1 powder
Parking:	2 Garage, 1 Open Driveway
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	Rancher
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$5,604.87 (2023)
Foundation:	Concrete Slab
Frontage:	52 ft.
Lot Area:	7,280 sq. ft.

## SCHOOLS & AMENITIES

- Brooksbank Elementary
- Sutherland Secondary School
- Daycare & preschool nearby
- Close to hospital
- Central Lonsdale Shops
- Grand Boulevard walking paths
- Ray Perrault Park
- Loutet Park & Farm
- Minutes to HWY 1
- Next to transit
- Bike paths nearby
- 20 Min. to DT Vancouver

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**NORTH VANCOUVER, BC**

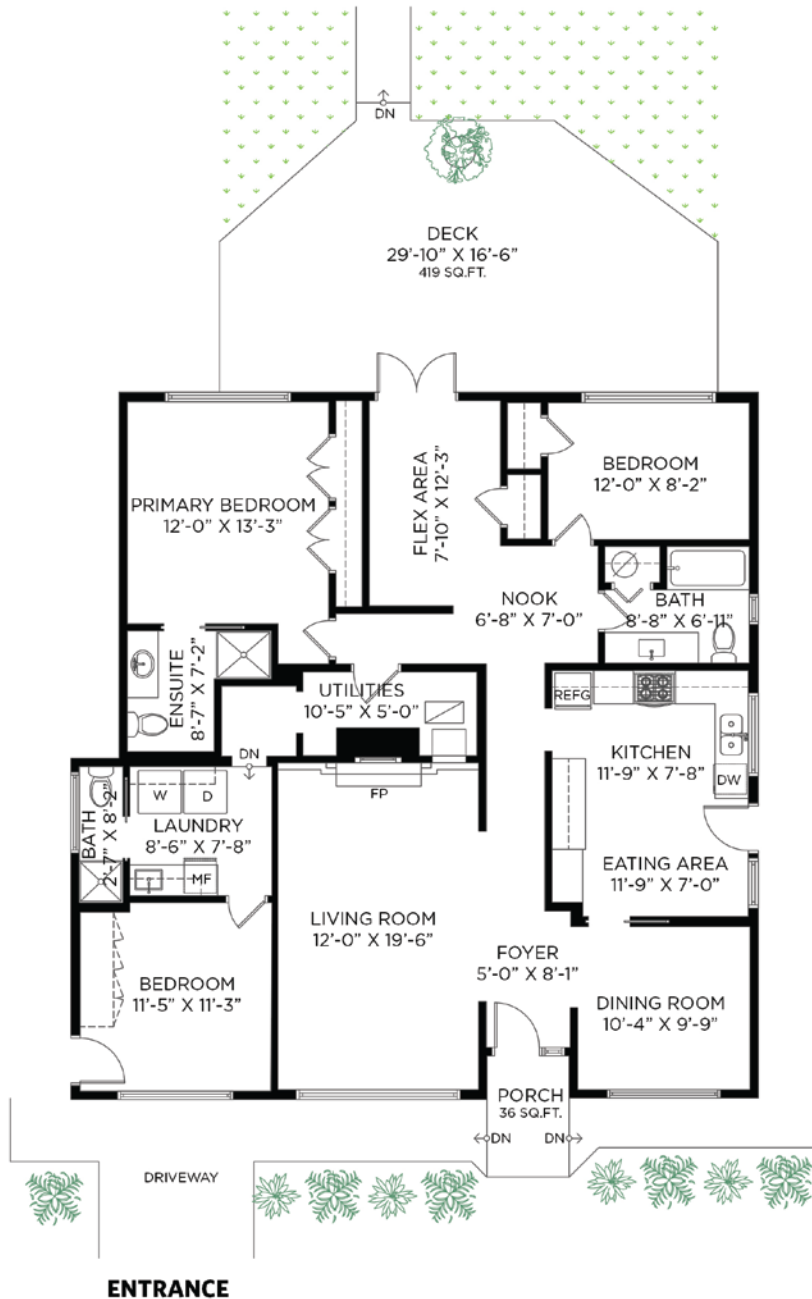
3 BEDROOMS + 3 BATHROOMS

TOTAL INTERIOR: 1,660 SQ.FT.

GARAGE: 424 SQ.FT.

EXTERIOR LIVING: 455 SQ.FT.

CEILING HEIGHT: 8'-0"



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand 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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