

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



2231 PHILIP AVENUE

PEMBERTON HEIGHTS | NORTH VANCOUVER

\$2,349,000

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





2231 PHILIP AVENUE

\$2,349,000 | NORTH VANCOUVER

Great opportunity to own a 4BR / 3BA, traditional family home on a flat 6,958 sf lot in sought after Pemberton Heights. Enjoy family barbecues and lazy summer evenings in your beautifully manicured, west facing back yard. Stunning mature landscaping and gardens surround this home, which features two decks plus a patio within a fully fenced yard. The dining area leads to the covered, rear deck great for dining al fresco. Three bedrooms on the main floor with a large primary featuring walk-in closet and ensuite. On the lower floor there is a tv/rec room with a gas fireplace that leads to a large deck, plus a spacious bedroom and bathroom great for an elder in-law or college student. Join a friendly neighbourhood with many annual events plus walk to pre-school, daycares and Capilano IB Elem.



A home that is truly meant to live inside and outdoors with 2 decks, a patio and a fenced yard surrounded by beautiful and mature gardens and landscaping.

HIGHLIGHTS

- Two fireplaces
- TV / Rec room on lower floor
- West facing rear yard
- Mature garden and landscaping
- Large, flat lot
- Primary bedroom w/ walk-in closet
- Ensuite bathroom
- French doors from dining room to covered deck
- Lots of interior storage
- Built in bar in rec room
- Exterior storage area
- Carport with lower entrance
- Suite potential



SPECS

Main Floor:	1,355 sq. ft.
Lower Floor:	1,159 sq. ft.
Total Finished Area:	2,514 sq. ft.
Total Exterior Living:	674 sq. ft. (includes 2 decks and patio)
Exterior Storage:	133 sq. ft. (entrance from patio)
Year Built:	1978
Bedrooms:	4 (3 up, 1 down)
Bathrooms:	3 full
Parking:	Covered carport and driveway
Features:	Clothes Washer/Dryer, Fridge, Stove, DW
Style of Home:	2 Storey
Construction:	Wood frame
Lot size:	6,958 sq. ft.
Frontage:	49 ft
Title:	Freehold NonStrata
Taxes:	\$8,395.46 (2024)



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
- Minutes to HWY 1
- 1 Block to transit
- Marine drive shops
- 20 Min. to DT Vancouver



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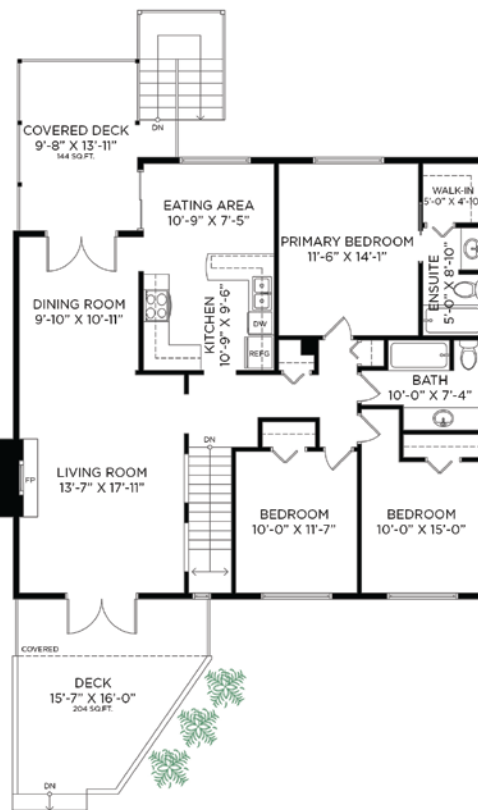
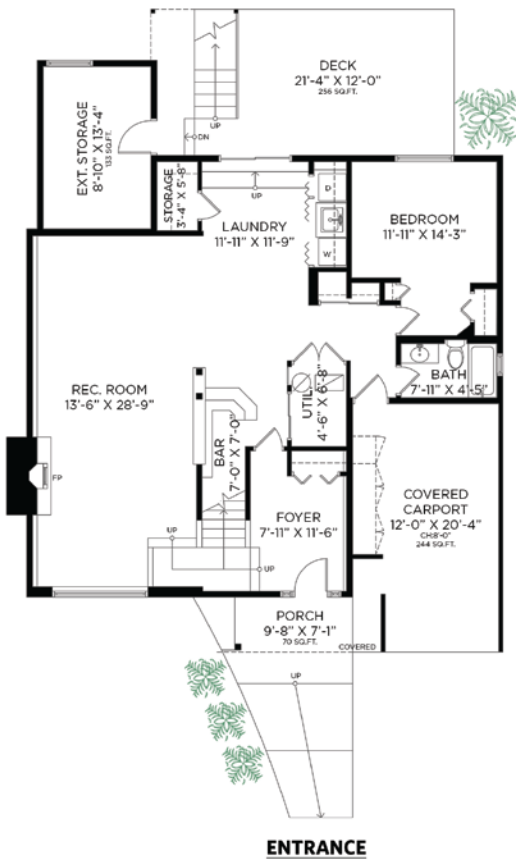
Garden in bloom photos

2231 PHILIP AVENUE NORTH VANCOUVER, BC

4 BEDROOMS + 3 BATHROOMS

LOWER FLOOR - 1,159 SQ.FT.
CEILING HEIGHT: 8'-0"

MAIN FLOOR - 1,355 SQ.FT.
CEILING HEIGHT: 8'-0"



LOWER FLOOR: 1,159 SQ.FT.
UPPER FLOOR: 1,355 SQ.FT.
TOTAL INTERIOR: 2,514 SQ.FT.

COVERED CARPORT: 244 SQ.FT.
EXTERIOR LIVING: 674 SQ.FT.
EXTERIOR STORAGE: 133 SQ.FT.



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



SCAN CODE FOR MORE PHOTOS AND VIDEO:

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

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