

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



1365 WEST 22ND STREET
PEMBERTON HEIGHTS | NORTH VANCOUVER
\$3,595,000

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



OAKWYN REALTY



This home embodies gracious living. Truly spacious, the high quality details reflect the custom built features of this home creating a welcoming atmosphere to enjoy.



1365 WEST 22ND STREET

\$3,595,000 | NORTH VANCOUVER

Noort custom built 5BR/5BA family home in sought-after Pemberton Heights. Welcome your friends and family into this luxurious home with a dramatic wrap around porch. Warm details throughout incl. Brazilian cherry hardwood floors and beautiful millwork details. Chef's kitchen features walk-in pantry, wine fridge, sub-zero fridge, Viking 6 burner stove all surrounded by warm cherry cabinetry. Elegant primary BR features large walk-in closet, fireplace and spa-like spacious ensuite with a claw-foot tub. Upstairs features three bedrooms with another BR/office below main. Downstairs features home theatre, wine room plus a 1BR suite w/ separate laundry. Stunning, covered patio leads to large, landscaped back yard w/ a 3-car heated garage plus gardens have lights and irrigation. Capilano IB Elem.

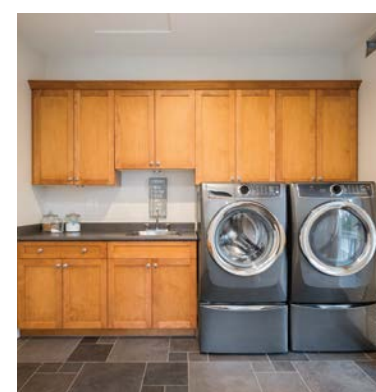
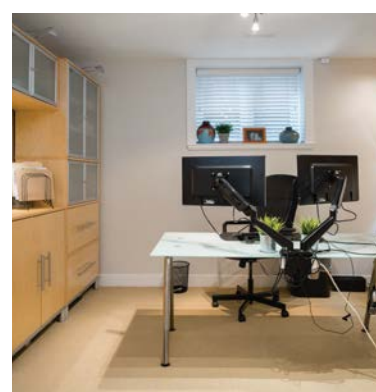
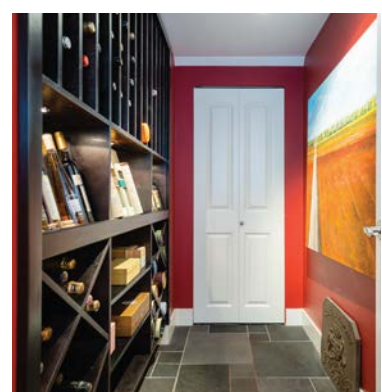
HIGHLIGHTS

- Wrap around, covered porch
- High quality millwork
- Brazilian cherry floors
- Chef's kitchen
- Sub-zero fridge / Viking range
- Fireplace in primary bedroom
- Walk-in dressing room / closet
- Claw foot tub in ensuite
- 3BR up w/ office/bedroom below
- Theatre room
- Wine room
- Private, landscaped rear yard
- Covered rear patio
- 1BR legal suite w/ laundry



SPECS

Main Floor:	1,426 sq. ft.
Below Main Floor:	1,426 sq. ft.
Above Main Floor:	1,051 sq. ft.
Total Finished Area:	3,903 sq. ft.
Porch / Veranda:	495 sq. ft.
Balcony (Primary BR):	85 sq. ft.
Bedrooms:	3 up, 1 below, 1 in Suite
Bathrooms:	4 full / 1 half
Parking:	3 Garage (heated) / 2 Open Driveway
Features:	Clothes Washer/Dryer Fridge/Stove/DW x 2
Style of Home:	2 Storey w/ basement
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$10,657.45 (2022)
Foundation:	Concrete Perimeter
Frontage:	50 ft.
Lot Area:	8,800 sq. ft.



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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1365 W 22nd Street
North Vancouver

Main Floor: 1426 sq. ft
Upper Floor: 1051 sq. ft
Lower Floor: 1426 sq. ft
TOTAL: 3903 sq. ft
Veranda: 495 sq. ft
Balcony: 85 sq. ft



Scan to view virtual tour



eclipse VIRTUAL TOURS

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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

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