

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



1003 WEST KEITH RD
PEMBERTON HEIGHTS | NORTH VANCOUVER
\$2,798,000



GAVIN HUGHES
PREC, Realtor®
604-626-6618
gavin@gavinhughes.ca

NOVA KOOCHER
Realtor®
604-728-3423
nova@gavinhughes.ca

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



OAKWYNREALTY



Well crafted and spacious, this home brings warm woods and cool neutrals into a balanced design that leads to a large deck perfect for entertaining friends and family.



1003 WEST KEITH RD

\$2,798,000 | NORTH VANCOUVER

5BR / 4BA Charles Moorhead designed, custom high efficiency home in Pemberton Heights with 1BR legal suite. Stunning kitchen features quartz counters, Miele appliances and modern cabinetry leading to an open concept great room for living and dining with maple floors, gas fireplace. French doors lead to a southern exposed deck and garden, perfect for entertaining and family events. Rare 4 bedrooms up with primary bedroom featuring a balcony with partial city views, huge walk-in closet. Luxurious ensuite features heated floors and towel rails, freestanding bathtub and Italian tiles. 1BR suite has its own laundry and private patio area. So many features: raised bed garden, air conditioned, heat pump, 83% Energuide rating and 2-car garage wired for electric car charging. Capilano IB catchment.

HIGHLIGHTS

- Miele appliances
- Open concept
- Maple floors
- Quartz counters
- Gas fireplace
- Air conditioned / heat pump
- 4 Bedrooms upstairs
- Primary bedroom w/balcony
- Walk-in closet
- 5 piece ensuite
- Soaker tub
- Heated towel racks
- Radiant heated floors
- Lighted closets
- Legal 1BR suite
- Dedicated patio for suite
- Suite has own laundry
- Wired for electric car charging

SPECS

Main Floor:	836 sq. ft.
Above Main Floor:	1,256 sq. ft.
Below Main Floor:	815 sq. ft.
Total Finished Area:	2,907 sq. ft.
Garage:	442 sq. ft.
Crawl Space:	138 sq. ft.
Bedrooms:	4 up, 1 in suite
Bathrooms:	3 full, 1 half
Parking:	2 Garage, 1 Open
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	3 Storey
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$7,322.00 (2022)
Foundation:	Concrete Slab
Frontage:	42 ft.

SCHOOLS & AMENITIES

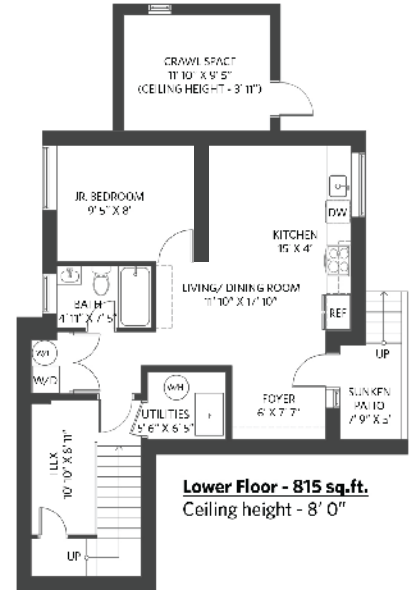
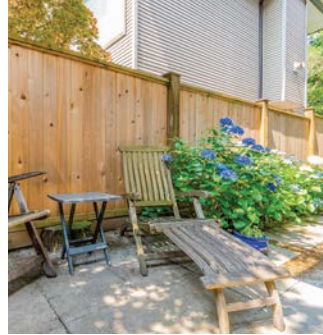
- Capilano IB Elementary
- Carson Graham Secondary School
- Daycare & preschool in neighbourhood
- Save on Foods
- The Corner Stone Bistro
- McKay Creek
- Ashdown Park
- Capilano Mall
- Minutes to HWY 1
- 1 Block to transit
- Marine drive shops
- 20 Min. to DT Vancouver

GAVIN HUGHES

REAL ESTATE TEAM

LOVE YOUR NEIGHBOURHOOD

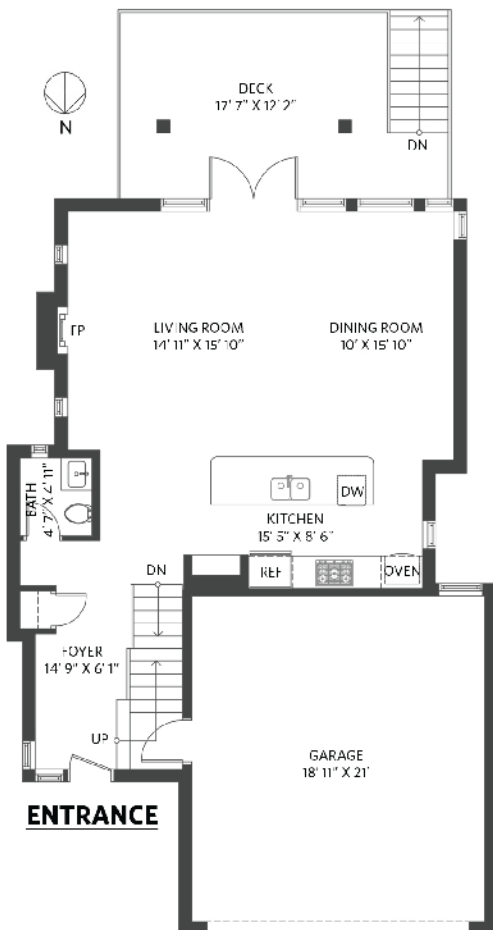
*SUITE PHOTOS



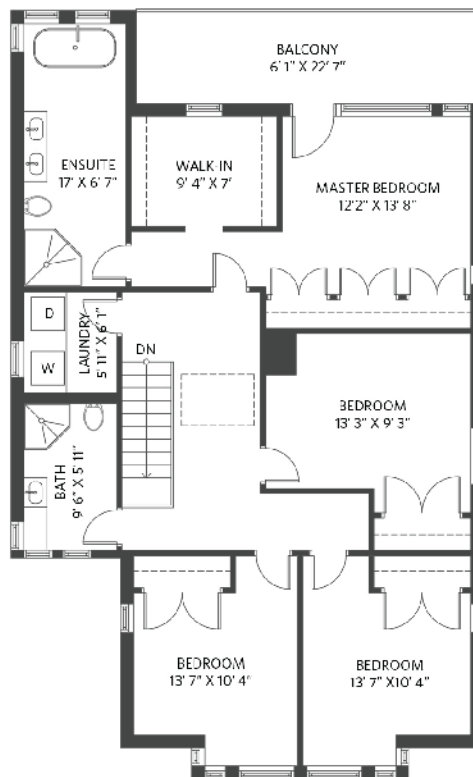
1003 West Keith Road, North Vancouver

5 bedrooms + 3 1/2 bathrooms

Main Floor - 836 sq.ft.
Ceiling height - 9' 0"



Upper Floor - 1,256 sq.ft.
Ceiling height - 8' 0"



Lower Floor:	815 sq.ft.
Main Floor:	836 sq.ft.
Upper Floor:	1,256 sq.ft.
Total Interior:	2,907 sq.ft.
Garage:	442 sq.ft.
Crawl Space:	138 sq.ft.
Total Exterior:	412 sq.ft.

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

GAVIN HUGHES
PREC, Realtor®
604-626-6618
gavin@gavinhughes.ca

NOVA KOOCHER
Realtor®
604-728-3423
nova@gavinhughes.ca

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

