



**GAVIN HUGHES**

REAL ESTATE TEAM

LOVE YOUR NEIGHBOURHOOD

604.626.6618

[gavin@gavinhughes.ca](mailto:gavin@gavinhughes.ca)

[www.gavinhughes.ca](http://www.gavinhughes.ca)

**1224 W. 23RD ST**  
**NORTH VANCOUVER, BC**

**6 BEDROOMS + 3 BATHROOMS**



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.





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## 1224 W. 23RD ST NORTH VANCOUVER, BC

6 BEDROOMS + 3 BATHROOMS

MAIN FLOOR: 1,557 SQ.FT.  
LOWER FLOOR: 1,037 SQ.FT.  
**TOTAL INTERIOR: 2,594 SQ.FT.**

ATTACHED GARAGE: 520 SQ.FT.  
EXTERIOR LIVING: 418 SQ.FT.

**LOWER FLOOR - 1,037 SQ.FT.**  
CEILING HEIGHT: 8'-0"



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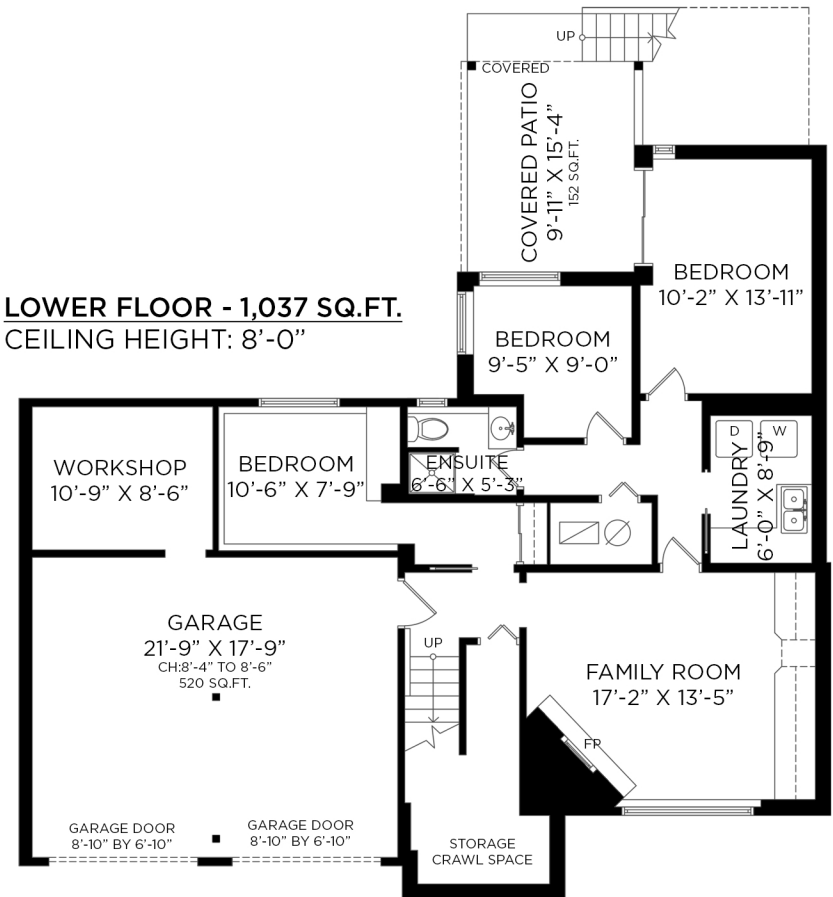
ATTACHED GARAGE: 520 SQ.FT.  
EXTERIOR LIVING: 418 SQ.FT.

**MAIN FLOOR - 1,557 SQ.FT.**  
CEILING HEIGHT: 8'-0" TO 13'-1"



**ENTRANCE**

**LOWER FLOOR - 1,037 SQ.FT.**  
CEILING HEIGHT: 8'-0"



0 2' 4' 8' 16'

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**OAKWYN REALTY**

**OPTIMUM**  
FLOOR PLAN DESIGNS