

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



148 - 3300 CAPILANO ROAD

EDGEMONT | NORTH VANCOUVER

\$1,499,900

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FOR MORE INFO AND ADDITIONAL MEDIA:
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OAKWYNREALTY



This spacious townhome feels like a detached home, with 2203 sf of living space. With a huge outdoor fenced patio that leads to a pool in a gated, inner courtyard.



148 - 3300 CAPILANO RD

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This spacious 3BR/4BA townhome feels like a detached house! This immaculate home is over 2,200 sf over three floors. The bright kitchen has stone countertops and stainless steel appliances that leads to a dining area large enough for big family dinners. Living room features gas fireplace and sliding doors to the huge, 407 sf patio facing the quiet, gated inner courtyard of the complex. Three bedrooms up with primary ensuite bathroom. Downstairs has a large rec room, powder room and laundry with lots of storage. This well run complex features a stunning outdoor pool and gorgeous gardens that feel like living in a park. Stroll to Edgemont Village for dinner/shopping or walk the Capilano River trails. Entry off Ridgewood and 2 parking spots.

HIGHLIGHTS

- Stone counters
- Stainless steel appliances
- Hardwood floors
- Large, fenced patio
- Exterior storage
- Exterior common area pool
- Manicured garden courtyard
- Bathroom on all floors
- Rec room / tv room
- Three bedrooms on upper floor
- Large laundry room
- Primary bedroom w/ ensuite
- Lots of closet storage throughout
- Close to Edgemont Village

SPECS

Main Floor:	704 sq. ft.
Above Main Floor:	794 sq. ft.
Below Main Floor:	705 sq. ft.
Total Finished Area:	2,203 sq. ft.
Exterior Storage:	35 sq. ft.
Fenced Patio Area:	407 sq. ft.
Bedrooms:	3 up
Bathrooms:	2 full, 2 half
Parking:	2 Side by Side Carport (1 covered)
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	Townhome, 2 Storey with Basement
Construction:	Wood Frame
Title:	Freehold Strata
Taxes:	\$6,061.07 (2024)
Maintenance Fees:	\$628.26
Bylaw Restrictions:	Pets w/Restrictions, Rentals w/Restrictions, No Smoking
Total Units in Strata:	28

SCHOOLS & AMENITIES

- Cleveland Elementary
- Handsworth Secondary School
- Edgemont Village
- Thrifty Foods
- Bufala Edgemont
- BjornBar Bakery
- Shoppers Drug Mart Edgemont
- Capilano River Trails
- Murdo Frazer Pitch and Putt
- Near HWY 1
- Steps to Transit
- 20 Min. to DT Vancouver

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#148-3300 Capilano Road North Vancouver, BC

3 bedrooms + 2 full bathrooms + 2 half bathrooms

Main Floor - 704 sq.ft.
Ceiling height - 8' 0" to 9' 0"



Lower Floor: 705 sq.ft.
Main Floor: 704 sq.ft.
Upper Floor: 794 sq.ft.
Total Interior: 2,203 sq.ft.

Exterior Living: 407 sq.ft.
Covered Carport: 161 sq.ft.
Parking Area: 182 sq.ft.
Exterior Storage: 35 sq.ft.

Lower Floor - 705 sq.ft.
Ceiling height - 7' 3" to 8' 4"



Upper Floor - 794 sq.ft.
Ceiling height - 8' 0"



Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. 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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