

# GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



**1001 WEST 19TH STREET**  
PEMBERTON HEIGHTS | NORTH VANCOUVER  
\$1,999,000

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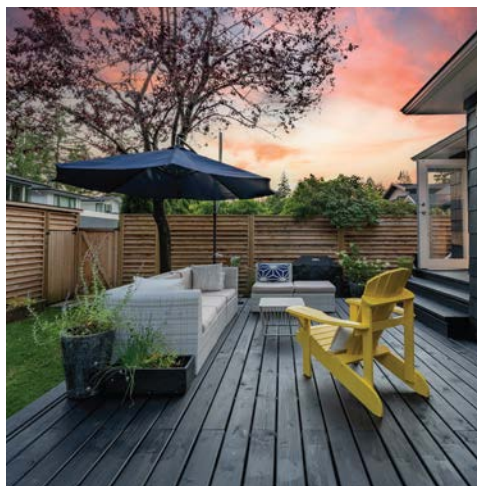
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FOR MORE INFO AND ADDITIONAL MEDIA:  
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OAKWYNREALTY





Modern updates make this well taken care of home feel larger, while keeping the character of this older home. Outdoors provides a stunning oasis to come home to.



# 1001 WEST 19TH STREET

\$1,999,000 | NORTH VANCOUVER

Gorgeously updated 3BR / 2BA bungalow in sought after Pemberton Heights. This home is extensively updated with a stunning kitchen complete with professional quality gas stove and fridge in cobalt blue. French doors lead from the kitchen to the spacious deck creating an inviting and private atmosphere in the fully fenced and landscaped yard. Inside are many clever features including built-in closets in the bedrooms and a large storage/laundry room in the basement. This home feels bigger on the inside, modern and bright, yet incorporating classic elements such as the original hardwood floors to add warmth. Huge finished rec room downstairs with third BR which features an ensuite bath. Fence 2021, deck 2022, new hot water tank, outdoor sauna and lots of exterior storage. Capilano IB Elem.

## HIGHLIGHTS

- Modern kitchen
- Ultraline Professional appliances
- Hardwood floors
- Outdoor sauna
- Corner lot
- New deck and fence
- Lane access
- Built in cabinetry
- Large terraced front yard
- Driveway in front
- Private, landscaped rear yard
- French doors to deck
- Short walk to Capilano IB
- Short walk to Corner Stone

## SPECS

Main Floor:	869 sq. ft.
Below Main Floor:	804 sq. ft.
Total Finished Area:	1,673 sq. ft.
Exterior Storage:	84 sq. ft.
Motorcycle Garage:	45 sq. ft.
Deck Area:	753 sq. ft.
Bedrooms:	2 up, 1 below
Bathrooms:	2 full
Parking:	2 Open Driveway
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	Bungalow with Basement
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$4,742.56 (2021)
Foundation:	Concrete Perimeter
Frontage:	50 ft.
Lot Area:	5,791 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

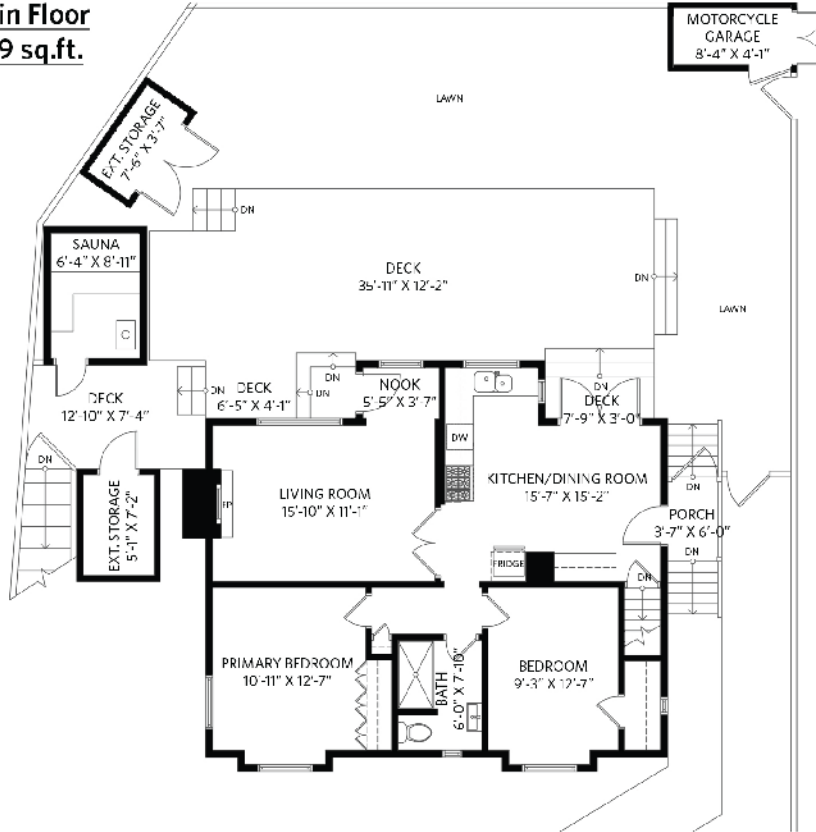


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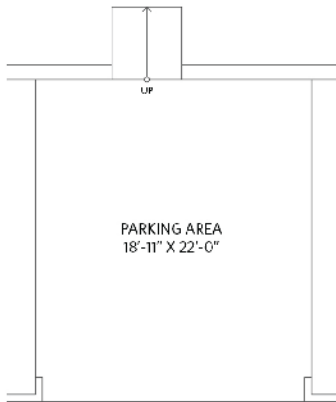
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**Main Floor**  
869 sq.ft.



**ENTRANCE**

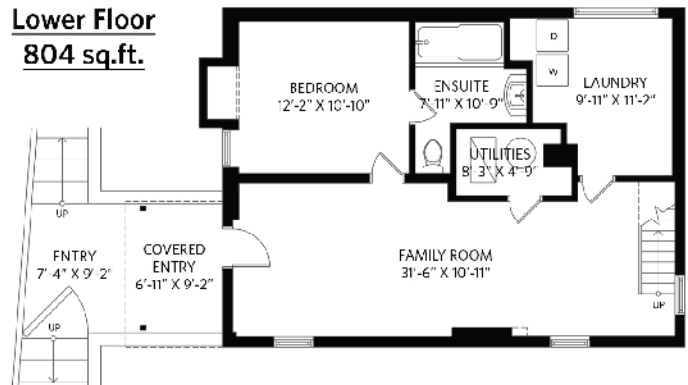


1001 W. 19th St, North Vancouver  
3 bedrooms 2 bathrooms

Main Floor: 869 sq.ft.  
Lower Floor: 804 sq.ft.  
**Total Interior: 1,673 sq.ft.**

Exterior Living: 753 sq.ft.  
Motorcycle Garage: 45 sq.ft.  
Sauna: 73 sq.ft.  
Exterior Storages: 84 sq.ft.  
Parking Area: 414 sq.ft.

**Lower Floor**  
804 sq.ft.



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FLOOR PLAN DESIGNS

Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. We make no guarantee, warranty, or representation, expressed or implied, as to the accuracy and completeness of this rendering. Independent verification is recommended. L&O Insured for \$1,000,000

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