

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



210 SANDRINGHAM CRESCENT

UPPER LONSDALE | NORTH VANCOUVER

\$2,999,000

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OAKWYNREALTY



This fully renovated home features beautiful wood details lending a craftsman style to this home with stunning views of the Salish Sea and the North Shore mountains.



210 SANDRINGHAM CRESCENT

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Stunning southwest panoramic views on a 13,224 sf, gently sloping lot in Upper Lonsdale! This 3BR / 3BA home includes a nanny/inlaw suite and has been substantially updated in 2010/2011 including roof, hardieboard siding, insulation, plumbing, electrical, windows and heat pump with A/C. An entertainers dream, this open floorplan and generous windows showcase views of the city and ocean from the living, dining and kitchen areas. French doors open to a gorgeous Brazilian walnut deck to enjoy a glass of wine while watching the sun set over Vancouver Island. Arbutus wood flooring, end grain wood trim, custom kitchen cabinetry with stainless island. Primary BR features French doors to garden and marble floors in ensuite. Garden has fruit trees, raised garden beds, shed w/ lane access.

HIGHLIGHTS

- Renovated in 2010/2011
- Open concept
- Arbutus floors
- Stainless steel counters
- Custom cabinetry
- Edge grain wood trim
- Air conditioned / heat pump
- 2 Bedrooms upstairs
- Primary BR w/french doors
- Ensuite w/ marble tiles
- Soaker tubs
- Brazilian walnut deck
- French doors to deck
- Radiant heated floors in baths
- Inlaw/nanny 1BR suite
- Suite has own laundry
- Raised garden beds and several fruit trees on property

SPECS

Main Floor:	1,558 sq. ft.
Below Main Floor:	1,217 sq. ft.
Total Interior Area:	2,775 sq. ft.
Deck:	381 sq. ft.
Shed:	128 sq. ft.
Bedrooms:	2 up, 1 in suite
Bathrooms:	2 full, 1 full in suite
Parking:	2 Open
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	2 Storey
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$9,483.18 (2022)
Foundation:	Concrete Perimeter
Frontage:	120 ft.

SCHOOLS & AMENITIES

- Braemar Elementary
- Carson Graham Secondary School
- Daycare & preschool in neighbourhood
- École André-Piolat French School
- Carisbrooke Park
- Queensbury Market
- Delbrook Community Centre
- Central Lonsdale Shopping
- Minutes to HWY 1
- 2 Blocks to transit
- North Shore Mountain Activities
- 25 Min. to DT Vancouver

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SOUTH WEST VIEW



210 Sandringham Crescent North Vancouver, BC

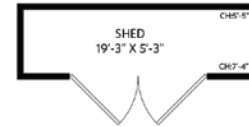
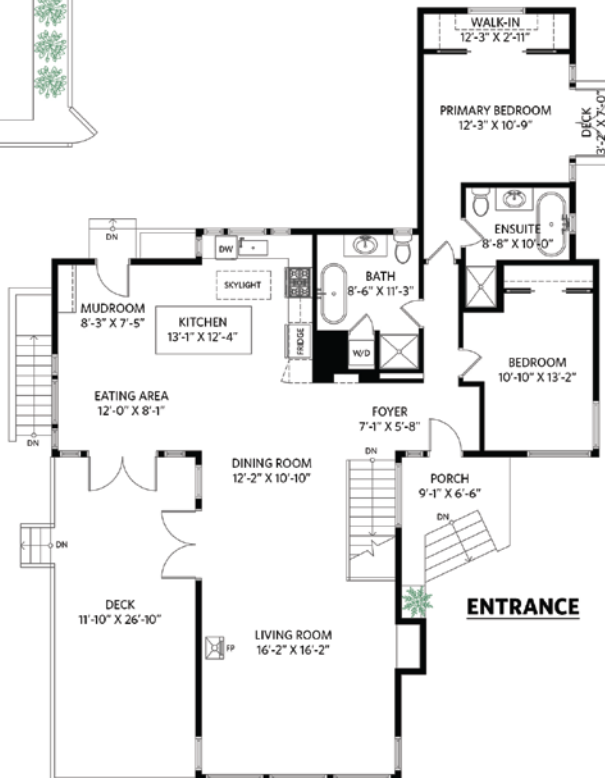
3 bedrooms + 3 bathroom

Main Floor: 1,558 sq.ft.
Lower Floor: 1,217 sq.ft.
Total Interior: 2,775 sq.ft.

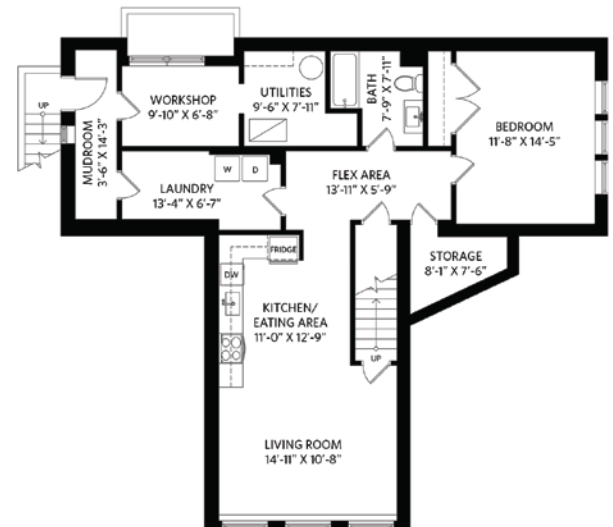
Exterior Living: 381 sq.ft.
Parking Area: 430 sq.ft.
Shed: 128 sq.ft.



Main Floor - 1,558 sq.ft.
Ceiling height - 8' 2"



Lower Floor - 1,217 sq.ft.
Ceiling height - 7' 3"



Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. ESO insured for \$1,000,000

OPTIMUM
FLOOR PLAN DESIGNS

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

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