

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



318 - 3606 ALDERCREST DR
ROCHE POINT | NORTH VANCOUVER
\$949,900

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





Only one of six similar units in the complex, this unique floorplan gives private tree views of Roche Point Park from the main living area as well as the bedrooms.



318 - 3606 ALDERCREST DR

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Peaceful 2BR / 2BA + den in Destiny at Raven Woods. This quiet unit faces the sunny trees of Roche Point Park and feels like a corner unit with a private view where you can't see the neighbours. This condo has laminate floors, 9'1 ceilings and expansive windows adding lots of natural light. The kitchen has stone counters, stainless steel appliances, ceramic cook top and wall mounted oven. A large open dining area connects off the kitchen great for entertaining. This 1093 sf floorplan has separated bedrooms with a spacious den. The master has a walkthrough closet and stunning 5 piece ensuite. Comes with bike storage and 2 parking (one is EV capable). Building has clubhouse, fitness centre, theatre room and is in a friendly community. Close to skiing, Deep Cove, Cates Park. Pets/rentals ok!

HIGHLIGHTS

- Large floorplan
- Oak laminate flooring
- Stainless steel appliances
- Stone countertops
- Large den
- Electric fireplace
- 5 piece ensuite
- 9'1 ceilings
- Spacious balcony
- North East facing
- Faces Roche Point Park
- No direct views of neighbours
- Bike locker
- Many building amenities

SPECS

Main Floor:	1,093 sq. ft.
Balcony:	113 sq. ft.
Bedrooms:	2
Bathrooms:	2 (1 ensuite, 1 full)
Parking:	2 Underbuilding #137 and #134 (EV charging capable)
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Construction:	Wood Frame
Title:	Pre-paid Leasehold Strata
Lease:	99 years (89 remaining)
Taxes:	\$3,876.57 (2022) *Grants available
Foundation:	Concrete Slab
Storage:	2 (1 Locker #65, 1 Bike Vault #11)
Maintenance Fee:	\$449.73
Pets:	2 Pets, dogs and cats ok, no size restriction
Rentals:	No Short Term, 100% of units can be rented
Year Built:	2012
Amenities:	Clubhouse, lounge, fitness centre, theatre, dog wash

SCHOOLS & AMENITIES

- Roche Point Park
- Sherwood Park Elementary
- Seycove Secondary
- Ron Andrews Community Centre
- Seymour Golf & Country Club
- Dollarton Shopping Centre
- Cates Park, playground, beach access
- Deep Cove shops, hiking, water sports
- Seymour Mountain Skiing
- Walk to Parkgate Village Shopping Centre
- Transit stops north and south of community
- 25 Min. to DT Vancouver

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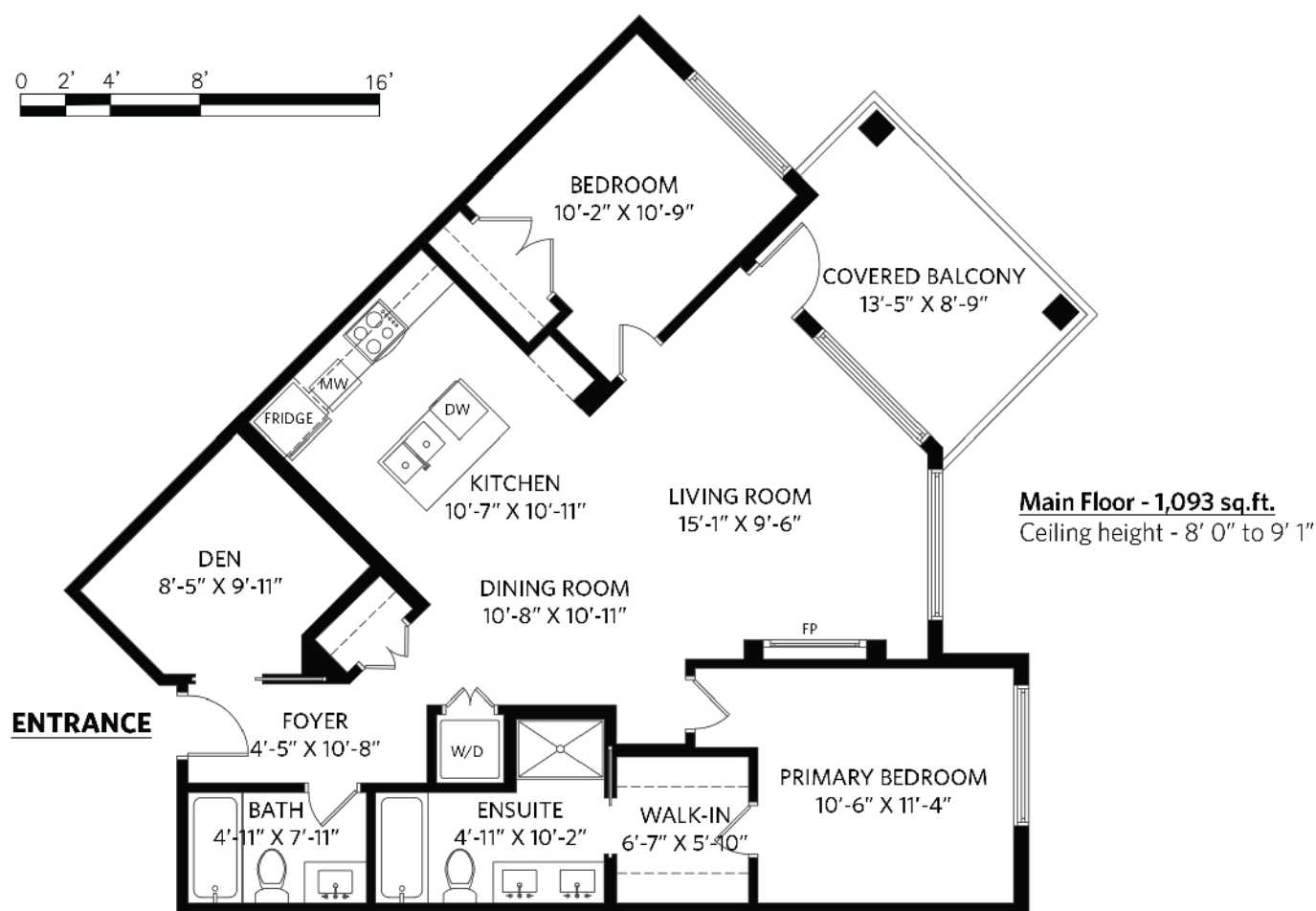
♥ LOVE YOUR NEIGHBOURHOOD

#318-3606 Aldercrest Dr, North Vancouver

2 bedrooms + den + 2 bathrooms

Total Interior: 1,093 sq.ft.

Covered Balcony: 113 sq.ft.



www.OPTIMUMFLOORPLANS.com

4K Matterport Tours

2D & 3D Floor Plans

604-729-5033



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. 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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