

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



2740 CHESTERFIELD AVENUE

UPPER LONSDALE | NORTH VANCOUVER

\$2,479,000

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www.gavinhughes.ca



OAKWYNREALTY



2740 CHESTERFIELD AVENUE

\$2,479,000 | NORTH VANCOUVER

Drenched in light, this 4BR / 3BA family home centers around its spacious kitchen, featuring stunning two-storey windows. This unique detail brings in light and a private treed view of the back yard. Watch the kids play during dinner prep or enjoy a barbecue on the wrap-around sundeck. This lovingly crafted home features 4 bedrooms up, with a walkthrough closet, primary ensuite with jetted soaker tub. Warm details throughout including wood window frames, bannisters and hard wood floors. The main floor features an extra large living and dining room perfect for extended family get togethers, as well as a separate tv room for cozy movie nights. Enjoy stunning sunsets and partial ocean views from the west facing living room. New paint, updated carpets and close to all North Shore activities.



This traditional family home was well built in 1996 with stunning double height kitchen windows bringing light and warmth into the heart of the home.

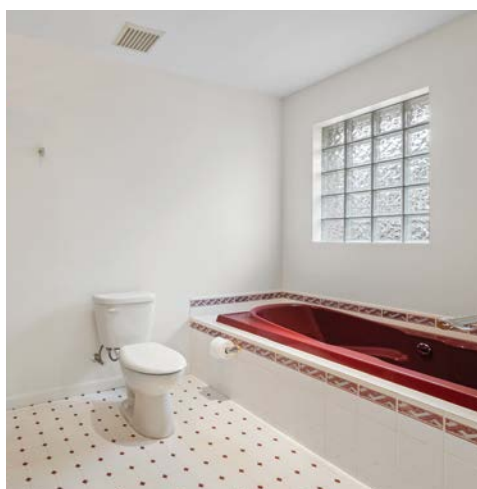
HIGHLIGHTS

- New paint
- New living room carpet
- New primary bedroom carpet
- Double height kitchen
- Double sinks and dishwashers
- Wall oven
- Hardwood floors
- Large living room
- Separate family/tv room
- Potential for additional rooms
- Private, landscaped rear yard
- Skylights throughout
- Gas fireplaces with manual ignition
- Recessed pot lighting



SPECS

Main Floor:	1,665 sq. ft.
Above Main Floor:	1,148 sq. ft.
Below Main Floor:	185 sq. ft.
Total Finished Area:	2,998 sq. ft.
Interior Crawl Space:	919 sq. ft.
Exterior Crawl Space:	195 sq. ft.
Garage:	394 sq. ft.
Deck Area:	522 sq. ft.
Bedrooms:	4 up
Bathrooms:	3 full
Parking:	2 Garage (2 small cars or 1 large); Open driveway
Features:	Clothes Washer/Dryer Fridge/Stove/DW(x2)
Style of Home:	2 Storey with Basement
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$6,906.24 (2023)
Foundation:	Concrete Perimeter
Frontage:	50 ft.
Lot Area:	7,725 sq. ft.



SCHOOLS & AMENITIES

- Holy Trinity Elementary
- Larson Elementary
- Carson Graham Secondary
- Daycare & preschool nearby
- Queensdale Market
- Westview Shopping Centre
- Delbrook Community Centre
- Harry Jerome Community Centre
- Central Lonsdale shops / restaurants
- Close to HWY 1
- 2 Blks to transit
- Minutes to hiking / skiing

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2740 Chesterfield Avenue
North Vancouver, BC, V7N 3M4

Year Built: 1996
BC Assessment: 2,932 Sq Ft
Land Size: 7,725 Sq Ft



UPPER FLOOR: 1,148 SQ FT
4 BEDROOMS + 2 BATHROOMS
MAIN FLOOR: 1,665 SQ FT
1 BATHROOM
LOWER FLOOR: 185 SQ FT
TOTAL INTERIOR: 2,998 SQ FT
TOTAL: 4 BEDROOMS + 3 BATHROOM
TOTAL EXTERIOR: 1,636 SQ FT
CRAWLSPACE: 525 SQ FT
DECK: 522 SQ FT
GARAGE: 394 SQ FT
CRAWLSPACE: 195 SQ FT



SCALE



Booked on



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

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