

GAVIN HUGHES

REAL ESTATE TEAM

♥ LOVE YOUR NEIGHBOURHOOD



2052 CAPILANO RD
PEMBERTON | NORTH VANCOUVER
\$1,199,000



GAVIN HUGHES
PREC, Realtor®
604-626-6618
gavin@gavinhughes.ca

NOVA KOOCHER
Realtor®
604-728-3423
nova@gavinhughes.ca

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





This 2-storey cottage feels like an urban getaway. Nestled into the trees at the end of the lane, this home borders a green belt giving it a natural and private charm.



2052 CAPILANO RD

\$1,199,000 | NORTH VANCOUVER

This charming 3BR / 2BA cottage feels like living in your own private forest. Nestled at the end of the lane, this home is next to a green space and surrounded with trees. This home has loads of character and features three bedrooms up and a full bathroom above with a powder / laundry room on the main. Large kitchen connects to a solarium perfect for a home gardener, while a large dining room window looks out to the trees. Living area features a bay window and a gas fireplace with an additional flex area / sitting room. Two decks east and west, the home also features an aluminum roof. Potential for young family as it's in the Capilano IB Elem catchment. Close to highway and bus routes, walking trails on Capilano River and a short walk to the new Lions Gate Village and Community Centre.

HIGHLIGHTS

- Metal aluminum roof (2007)
- New stove
- Next to green belt
- Gas fireplace
- South side solarium
- West side solarium
- Lane access
- Built in cabinetry
- 2 Decks (east and west)
- 3 bedrooms up
- Covered carport
- Exterior storage
- Close to transit
- Close to new Lions Gate Village

SPECS

Main Floor:	784 sq. ft.
Above Main Floor:	770 sq. ft.
Total Finished Area:	1,554 sq. ft.
Exterior Storage:	273 sq. ft.
Deck Areas:	317 sq. ft.
Solariums:	157 sq. ft.
Bedrooms:	3 up
Bathrooms:	2 (1 full above, 1 powder below)
Parking:	Covered carport / driveway
Features:	Clothes Washer/Dryer Fridge/Stove
Style of Home:	2 Storey Cottage
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$4,944.66 (2022)
Foundation:	Concrete Perimeter
Frontage:	36 ft.
Lot Area:	4,211 sq. ft.

SCHOOLS & AMENITIES

- Capilano IB Elementary
- Carson Graham Secondary School
- Daycare & preschool nearby
- Save on Foods
- Lions Gate Community Centre
- Capilano River
- Next to DNV Greenbelt
- Minutes to Lions Gate Bridge
- Minutes to HWY 1
- 1 Block to transit
- Marine drive shops
- Close to Park Royal

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2052 Capilano Road North Vancouver, BC

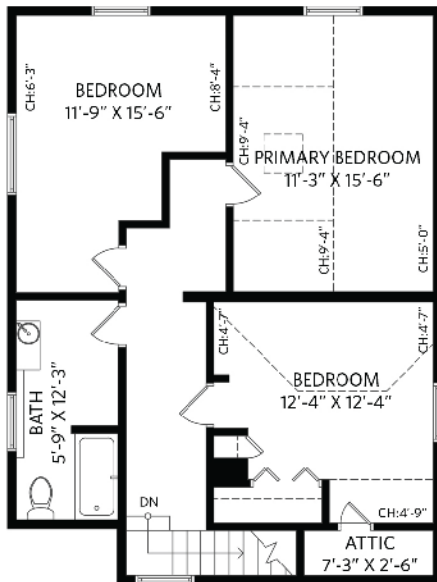
3 bedrooms + flex + 1 1/2 bathrooms

Main Floor: 784 sq.ft.
Upper Floor: 770 sq.ft.
Total Interior: 1,554 sq.ft.

Solariums: 157 sq.ft.
Exterior Living: 317 sq.ft.
Carport/Exterior Storage: 273 sq.ft.

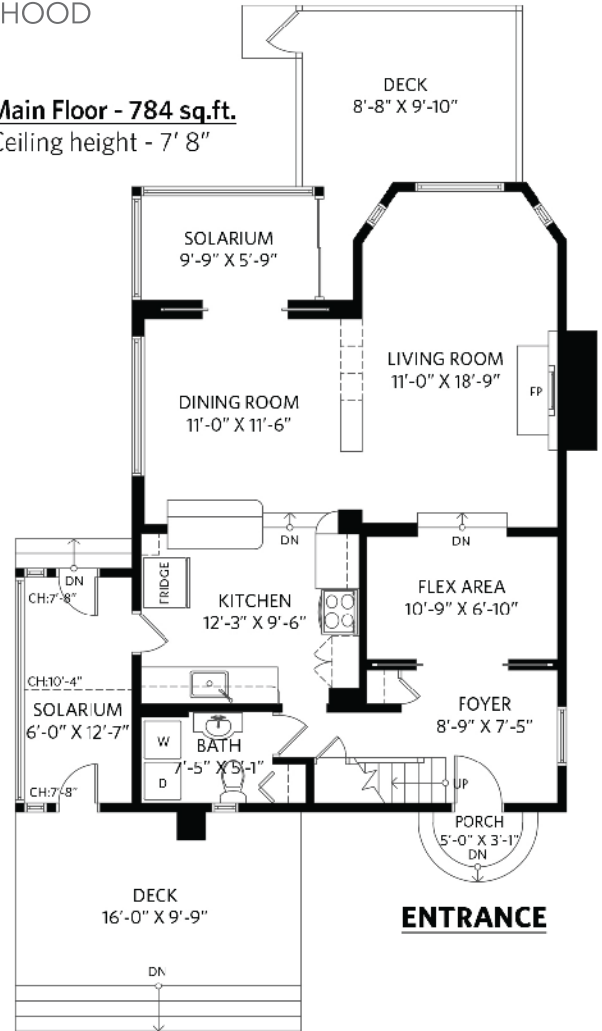
Upper Floor - 770 sq.ft.

Ceiling height - 4' 7" to 9' 4"



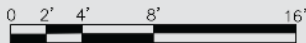
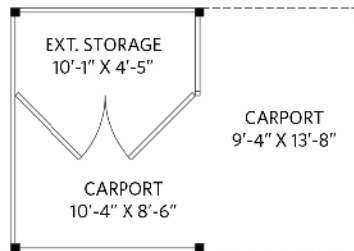
Main Floor - 784 sq.ft.

Ceiling height - 7' 8"



Carport & Exterior Storage - 273 sq.ft.

Ceiling height - 10' 4"



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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