

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



1115 WEST 22ND STREET
PEMBERTON HEIGHTS | NORTH VANCOUVER
\$3,199,000

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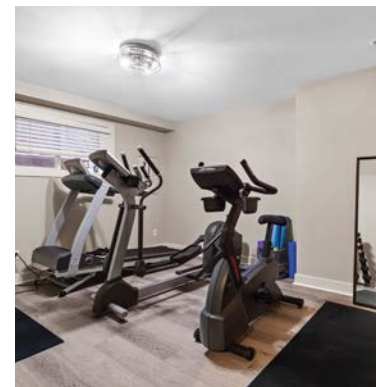
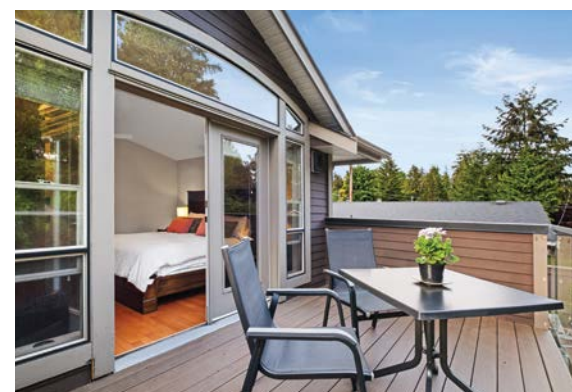
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FOR MORE INFO AND ADDITIONAL MEDIA:
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Spacious family home with potential for a suite - all on a large 8800 sf flat lot in one of the most desired neighbourhoods in North Vancouver.



1115 WEST 22ND ST

\$3,199,000 | NORTH VANCOUVER

Spacious and warm 6BR / 5BA family home on a large flat south facing lot in the heart of Pemberton Heights! This custom built home features a bright open floor plan with 10' ceilings, maple hardwood floors and crown mouldings throughout. The kitchen has a pantry, granite countertops, stainless steel appliances with wall oven / gas cooktop with views to the manicured back yard. Enjoy sunny afternoons in the back yard and family cook outs from the custom built barbecue station. Four bedrooms up including expansive primary with ensuite, south facing balcony and walk-in closet. Downstairs has family room, 2 bedrooms, storage and suite potential. Two car garage and in ground sprinklers. Close to Corner Stone, Cap IB Elem and North Shore activities.

HIGHLIGHTS

- Suite potential
- Stainless steel appliances
- Wall oven / microwave
- Gas cooktop
- Granite countertops
- Manicured yard
- Large south facing sundeck
- Barbecue station
- Balcony from Primary BR
- Den and office on main floor
- Walk in closet
- Expansive ensuite w/ soaker tub
- 3 Fireplaces
- Four bedrooms up

SPECS

Main Floor:	1,685 sq. ft.
Above Main Floor:	1,284 sq. ft.
Below Main Floor:	1,663 sq. ft.
Total Finished Area:	4,632 sq. ft.
Double Garage:	417 sq. ft.
Shed:	88 sq. ft.
Exterior Living:	1,214 sq. ft.
Bedrooms:	4 up, 2 lower
Bathrooms:	4 full, 1 half
Parking:	2 Garage, 2 Open
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	2 Storey w/ basement
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$10,598.43 (2023)
Foundation:	Concrete Perimeter
Frontage:	50 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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1115 W. 22ND ST
NORTH VANCOUVER, BC

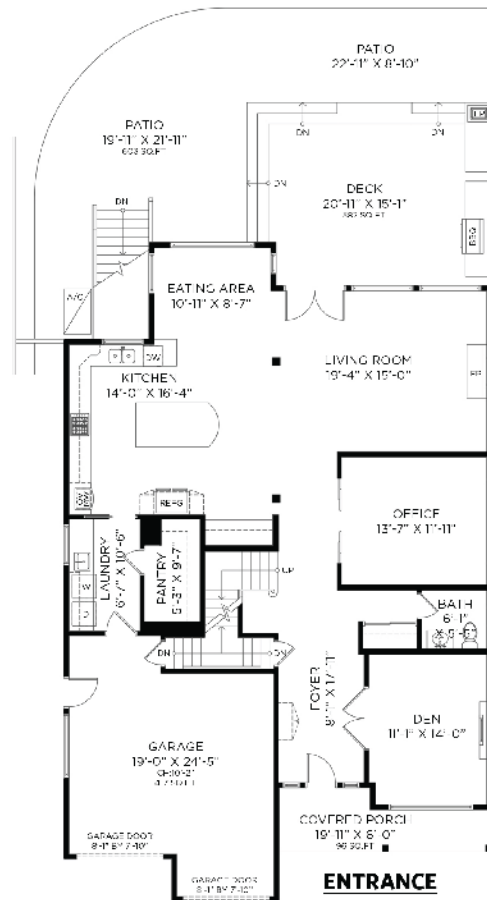
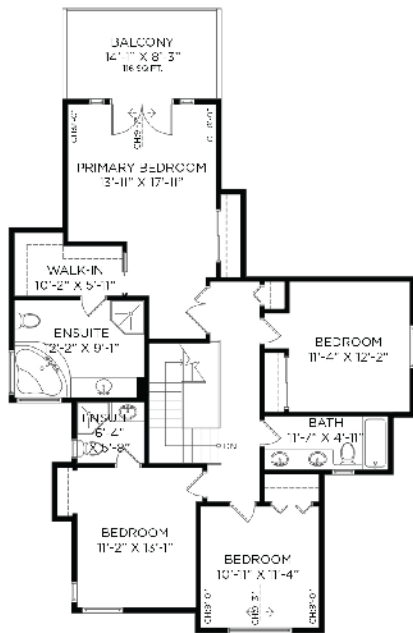
6 BEDROOMS + DEN + OFFICE + 4 1/2 BATHROOMS

MAIN FLOOR - 1,685 SQ.FT.
CEILING HEIGHT: 9'-0" TO 9'-10"

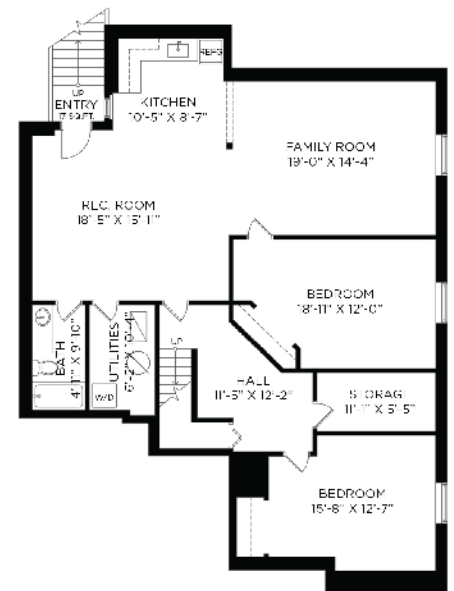
LOWER FLOOR: 1,663 SQ.FT.
MAIN FLOOR: 1,685 SQ.FT.
UPPER FLOOR: 1,284 SQ.FT.
TOTAL INTERIOR: 4,632 SQ.FT.

ATTACHED GARAGE: 417 SQ.FT.
EXTERIOR LIVING: 1,214 SQ.FT.
SHED: 88 SQ.FT.

UPPER FLOOR - 1,284 SQ.FT.
CEILING HEIGHT: 8'-0" TO 9'-7"



LOWER FLOOR - 1,663 SQ.FT.
CEILING HEIGHT: 8'-0"



Floor plan not suitable for architectural/construction purposes. 4NS 7.355 stated used to calculate square footage. Buyer to verify. 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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