

Geoff Pershick

 personal real estate corporation

5500 Deerhorn Ln

FOR SALE \$2,288,000



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100 - 889 Harbourside Drive - North Vancouver, BC V7P 3S1
This communication is not intended to cause a breach of an existing agency agreement.



About this Home

PRIVACY & LUXURY in the desirable HANDSWORTH SCHOOL CATCHMENT, of North Vancouver... welcome to 5500 Deerhorn Lane. With OVER 4300 square feet of LUXURIOUS LIVING SPACE, this CUSTOM REBUILT home is currently one of the most beautiful homes for sale today and still offers amazing price value!

Located on a very private culdesac, this home offers up to 6 Bedrooms, 4 Bathrooms, 2 Offices, Suite Potential and OPEN CONCEPT LIVING at it's best.... plus MUCH MORE. This home is the PERFECT option for an EXECUTIVE family, that values PRIVACY and PEACE OF MIND.

As you approach this home, You will be GREETED by a perfectly flat concrete driveway, which holds up to 6 cars and leads to an oversized 2 car garage. Then, as you walk into the home and start to explore, you'll be impressed with the incredible ATTENTION TO DETAIL & LUXURY, that only a CUSTOM CRAFTSMAN will offer. This EXECUTIVE RESIDENCE BRINGS THE OUTSIDE IN and offers everything imaginable to create wonderful memories with your family & friends.

Just a few of the features of this gorgeous home include a GENEROUS MASTER BEDROOM, a CHEFS KITCHEN (perfect for entertaining), HEATED FLOORS, a SAVANT - SMART HOME SYSTEM, VIKING APPLIANCES, CUSTOM CABINETS, ECLIPSE DOORS, SURROUND SOUND, a STEAM SHOWER, MEDIA ROOM, FLEX ROOMS, HEATED POOL & HOT TUB, 4 NATURAL GAS FIREPLACES, OVER SIZED PATIOS, both front and back.. EXCEPTIONAL LIGHTING, and ROOM TO GROW YOUR FAMILY.

Upon closer inspection, you will FEEL SAFE, knowing this FULLY FENCED home includes a SMART SECURITY SYSTEM, NEW WINDOWS, NEW ROOF, NEW PLUMBING, NEW ELECTRICAL and NEW INTERIOR in 2011, PLUS MUCH, MUCH MORE.



More About this Home

On the top floor you will discover 3 bedrooms, 2 bathrooms and 1 natural gas fireplace, which is located in the spacious master bedroom. The large master also offers full sized eclipse doors, which lead to a beautiful outdoor space. You will also see modern custom cabinets, spa inspired shower, luxurious tub, smart touch system, heated floors and more....

The Main Floor is MAGICAL and truly an entertainers dream! It's filled with BRAZILIAN HARDWOOD FLOORS, OVERSIZED WINDOWS, OFFICE SPACE, WALK IN PANTRY, a CHEFS KITCHEN, OPEN FLOOR PLAN and ECLIPSE DOORS, which lead to the heated deck and outdoor dining space. You will always feel comfortable because this level flows beautifully.

The fully finished lower level is perfect if you want a mortgage helper or just need space for kids. This level gives you options because it offers up to a 3 BEDROOM SUITE, MEDIA ROOM, GYM, OFFICE and SPA INSPIRED BATHROOM, all with direct access to an amazing back yard. This stunning home also features an outdoor space rarely found in North Vancouver, The back yard offers enough room to install a large putting green, small soccer field or a kids play area. Also, the new concrete patio with heated pool and hot tub are located in a perfectly private setting, so you can relax after a day of skiing, snow boarding or hiking at the World Class, GROUSE MOUNTAIN RESORT.. which is located within walking distance.

You can HAVE IT ALL at 5500 Deerhorn Lane . Call TODAY, for a PRIVATE SHOWING and you will QUICKLY SEE that this home offers enough space, warmth and privacy to suit your lifestyle.

OFFERS WILL NOT BE HELD BACK.



Location Highlights

4 MINUTE DRIVE TO
EDGEMONT VILLAGE

15 MINUTE DRIVE TO
DOWNTOWN OR
SEABUS

8 MINUTE DRIVE TO
LONSDALE AVE

10 MINUTE WALK TO
GROUSE MOUNTAIN

SURROUNDED BY
HIKING TRAILS

ALL POWER LINES ARE
UNDERGROUND

FAMILY ORIENTED
COMMUNITY

2 MINUTE WALK TO
MONTROYAL
ELEMENTARY SCHOOL





Property Details

LAND SIZE: Approx. 12,000 SQ. FT

HOUSE SQ. FT: 4380

YEAR OF RENOVATION: 2011

NUMBER OF BEDROOMS: Up to 6

NUMBER OF BATHROOMS: 4

OWNERSHIP: FREEHOLD

ZONING: RM2: MULTI-FAMILY RESIDENTIAL ZONE

P.I.D: 007-196-610

LEGAL DESCRIPTION: LOT 265 BLOCK A DISTRICT LOT 592 PLAN 18292

ELEMENTARY SCHOOL CATCHMENT: MONTROYAL

SECONDARY SCHOOL CATCHMENT: HANDSWORTH

NEARBY: LIONS GATE HOSPITAL, RCMP DETACHMENT, DELBROOK COMMUNITY CENTRE, FIREHALL #3, PUBLIC LIBRARY, GROUSE MOUNTAIN, CLEVELAND DAM, PARK ROYAL MALL, WEST VANCOUVER SEA WALK, LONSDALE AVE and more.



Pictures





Pictures





Features & Value

FLAT DRIVEWAY

New in 2011, this beautiful concrete driveway holds 6 cars!

OVERSIZED 2 CAR GARAGE

Offers enough space for 2 full size vehicles, plus storage.

MULTI FUNCTIONAL YARD

Enjoy the heated pool & hot tub or build yourself a massive putting green!

MASTER BEDROOM

Spacious and Luxurious! Heated floors and spa inspired en suite.

MUD ROOM

Garage door entrance, with laundry and 4 personal coat closets.

SAVANT SMART SYSTEM

Control your surround sound, heat, lights, TV and security system with the touch of a button.

HEATED POOL & HOT TUB

New in 2011 and offering 100% privacy.

2 OFFICES

Do you work from home or need extra space for the kids to study?

CHEFS KITCHEN

Entertaining is a dream because you have every high end appliance imaginable.

LOWER LEVEL

Flexibility offers room for a gym, media room, games room, kids room, library or guest suite.

HEATED FLOORS

Keep your toes warm in style, 365 days a year!

WALK IN PANTRY

Keep organized and live like a Chef!



Features & Value

ECLIPSE DOORS

Bring the outside in with open views and natural light.

MARBLE COUNTERTOPS

Only the best materials were used in this home.

LOW MAINTENANCE YARD

Enough grass for the kids to play and multiple outdoor patios. Very Private & Sunny!

BUILT IN COFFEE MACHINE

Java at the press of a button! No more waiting for your morning coffee.

DELUXE BEVERAGE FRIDGE

Climate controlled for your wine & spirits.

NEW FENCE

Kids and pets can play safely in this completely fenced yard.

STEAM SHOWER

Hard day at the office? Relax in style without leaving home.

SOLID WOOD DOORS

Beautiful consistency of solid wood features throughout this home.

COVERED BBQ AREA

Perfectly located off the kitchen, you have everything you need close at hand... even when it's raining.

THEATRE ROOM

Watch the game or your favourite shows on a 92" screen!



Main Floor Plan

Notice the open concept kitchen and family room, which is perfect for entertaining. Plus you'll only need to take a few steps to put your groceries away, since the garage is only 10' from the kitchen. **What's for dinner?**





Downstairs Floor Plan

This level is flexible to match the needs of your family. Imagine having your own media room, gym, games room, kids room, library, guest suite or executive office! **What would you do with this space?**





Upstairs Floor Plan

3 bedrooms and 2 bathrooms, all on one level. Plus a Master Bedroom with a spa inspired en suite and custom cabinets! **Finally, room for all your shoes!**





Disclosure

A Pre Listing Inspection was performed by the seller. Their intention was to uncover any major deficiencies and then either fix them or disclose them to potential buyers. It was the opinion of the inspector that 5500 Deerhorn Lane has no structural, foundation or roof related deficiencies.

Rating: A+

A copy of the Title & PDS are available immediately upon accepted offer.

I am available to personally answer all your questions, so you can purchase with confidence.

Respectfully,

Geoff Pershick
Personal Real Estate Corporation

A handwritten signature in grey ink, appearing to read 'G. Pershick', with a large loop at the beginning and a vertical line at the end.



Some of My Recent Sales



5750 Grousewoods Cr



5841 Grousewoods Cr



5620 Eagle Court



5445 Cortez Cr



2905-2133 Douglas Rd



1610 St. Andrews Ave



4919 Cliffridge Ave



5821 Falcon Rd



5708 Owl Court



2257 Fulton Ave



5552 Swordfern Place



105-272 East 4th Ave



Some of My Recent Sales



303-114 E. Windsor Rd



1450 29th St



3160 Strathaven Lane



1405-111 E. 13th St



1001-135 E. 17th St



219 E. Queens Rd



507-2133 Douglas Rd



3382 Viewmount Dr



323-2556 E. Hastings St



106-235 Keith Rd

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