

# GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



**2049 CORTELL STREET**  
PEMBERTON HEIGHTS | NORTH VANCOUVER  
\$2,199,000

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FOR MORE INFO AND ADDITIONAL MEDIA:  
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OAKWYNREALTY



Gorgeous terraced lot with a rear deck and patio plus a grassy fenced back yard make this a perfect starter home for your family to grow.



## 2049 CORTELL STREET

\$2,199,000 | NORTH VANCOUVER

Well kept family home in one of the North Shore's most desirable neighbourhoods. This 5 bedroom, 2 bathroom is situated on a terraced 8,750 sf lot with a covered detached carport/storage in the rear. There is a covered deck that leads from the kitchen to a large patio area, perfect for afternoon barbecues. This large, fenced back yard adds privacy with stunning, mature trees and leads to a flat, grass section where the kids could play. The home features a great floorplan, with three bedrooms on the main and 1 bathroom. Downstairs there is room enough for a family room as well as a potential suite. In the heart of Pemberton Heights, just one block to Capilano IB and a couple blocks to The Corner Stone. Easy access to Highway 1 and close to all the outdoor recreation the North Shore offers.

### HIGHLIGHTS

- Recent fencing
- 2 Wood fireplaces
- Suite potential
- Rear storage shed
- Rear carport with lane access
- Large, terraced lot
- Mature trees and gardens
- 3 Bedrooms upstairs
- Walk-in closet
- West facing sun deck
- Patio area
- Short walk to Capilano IB
- Short walk to Corner Stone

### SPECS

Main Floor:	1,234 sq. ft.
Below Main Floor:	1,234 sq. ft.
Total Finished Area:	2,468 sq. ft.
Carport:	269 sq. ft.
Exterior Storage:	96 sq. ft.
Deck/Patio Area:	960 sq. ft.
Bedrooms:	3 up, 2 below (potential suite)
Bathrooms:	2 full
Parking:	1 Carport, 1/2 Open
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	2 Storey
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$7,286.80 (2021)
Foundation:	Concrete Perimeter
Frontage:	50 ft.
Lot Area:	8,750 sq. 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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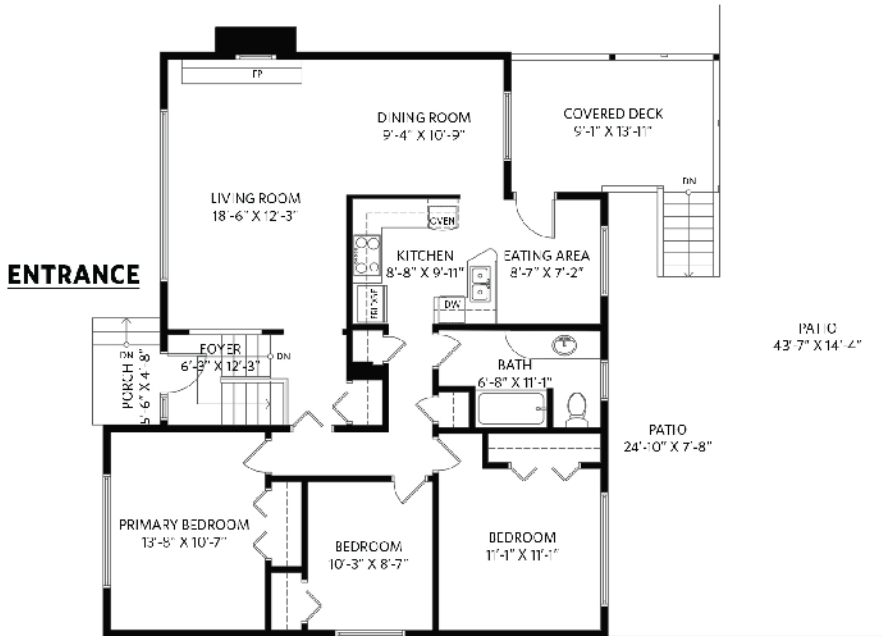
## 2049 Cortell St, North Vancouver

4 bedrooms – den + office + 2 bathrooms

Main Floor:	1,234 sq.ft.	Exterior Living:	960 sq.ft.
Lower Floor:	1,234 sq.ft.	Covered Carport:	269 sq.ft.
<b>Total Interior:</b>	<b>2,468 sq.ft.</b>	Exterior Storage:	96 sq.ft.

### Main Floor - 1,234 sq.ft.

Ceiling height - 8' 0"



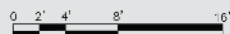
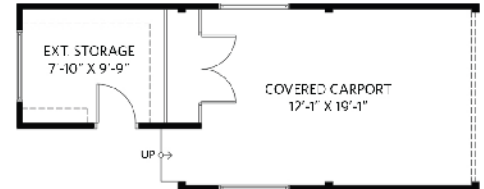
### Lower Floor - 1,234 sq.ft.

Ceiling height - 6' 9" to 7' 9"



### Covered Carport - 269 sq.ft.

Ceiling height - 7' 5" to 7' 10"



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2D & 3D Floor Plans

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**OPTIMUM**  
FLOOR PLAN DESIGNS

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. L&O Insured for \$1,000,000.

The enclosed information while deemed to be correct, is not guaranteed.

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