



GAVIN HUGHES

REAL ESTATE TEAM

LOVE YOUR NEIGHBOURHOOD

604.626.6618

gavin@gavinhughes.ca

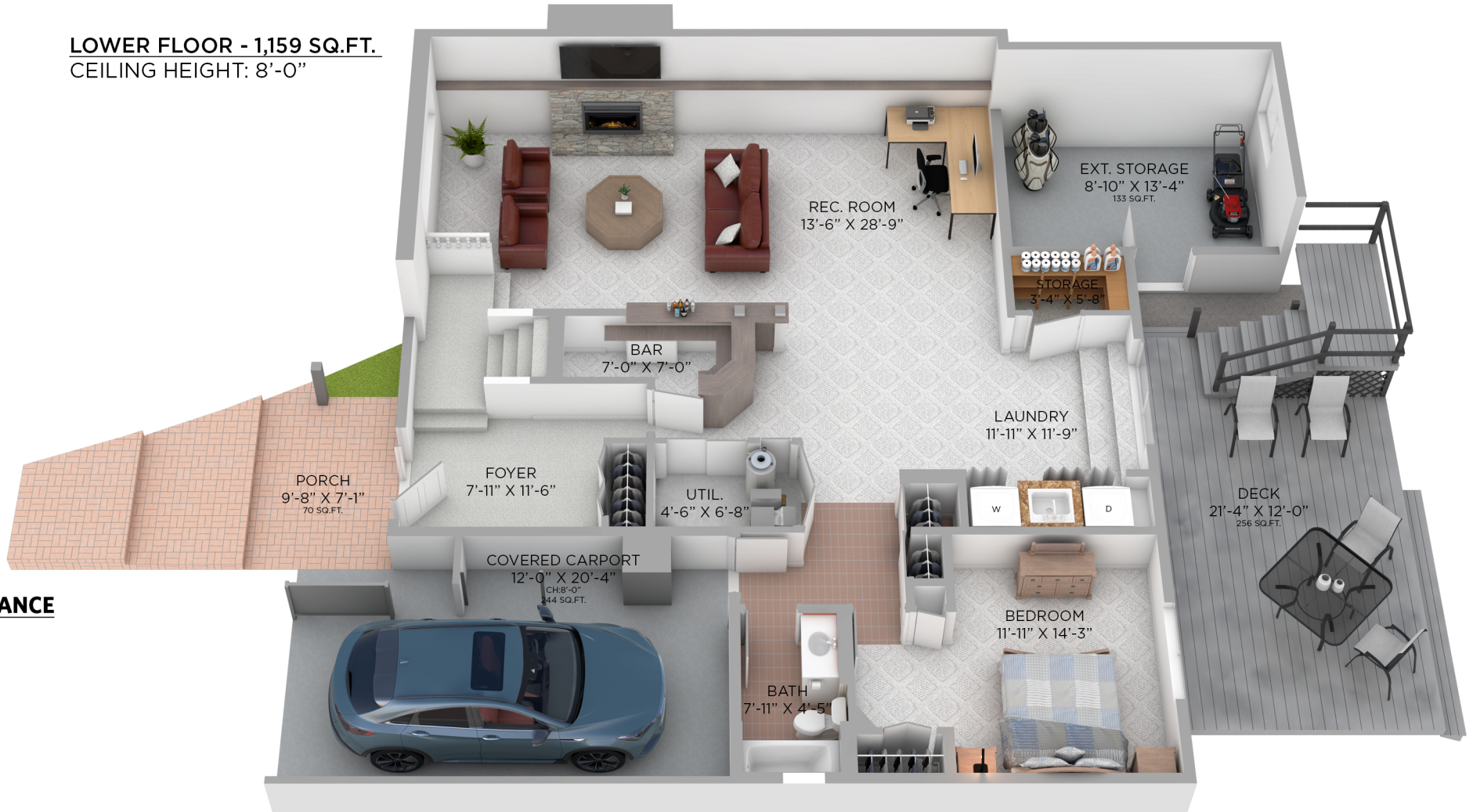
www.gavinhughes.ca



2231 PHILIP AVE NORTH VANCOUVER, BC

4 BEDROOMS + 3 BATHROOMS

LOWER FLOOR - 1,159 SQ.FT.
CEILING HEIGHT: 8'-0"



ENTRANCE



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.





GAVIN HUGHES

REAL ESTATE TEAM

LOVE YOUR NEIGHBOURHOOD

604.626.6618
gavin@gavinhughes.ca
www.gavinhughes.ca



2231 PHILIP AVE NORTH VANCOUVER, BC

4 BEDROOMS + 3 BATHROOMS

MAIN FLOOR - 1,355 SQ.FT.
CEILING HEIGHT: 8'-0"



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.





GAVIN HUGHES

REAL ESTATE TEAM

LOVE YOUR NEIGHBOURHOOD

604.626.6618

gavin@gavinhughes.ca

www.gavinhughes.ca



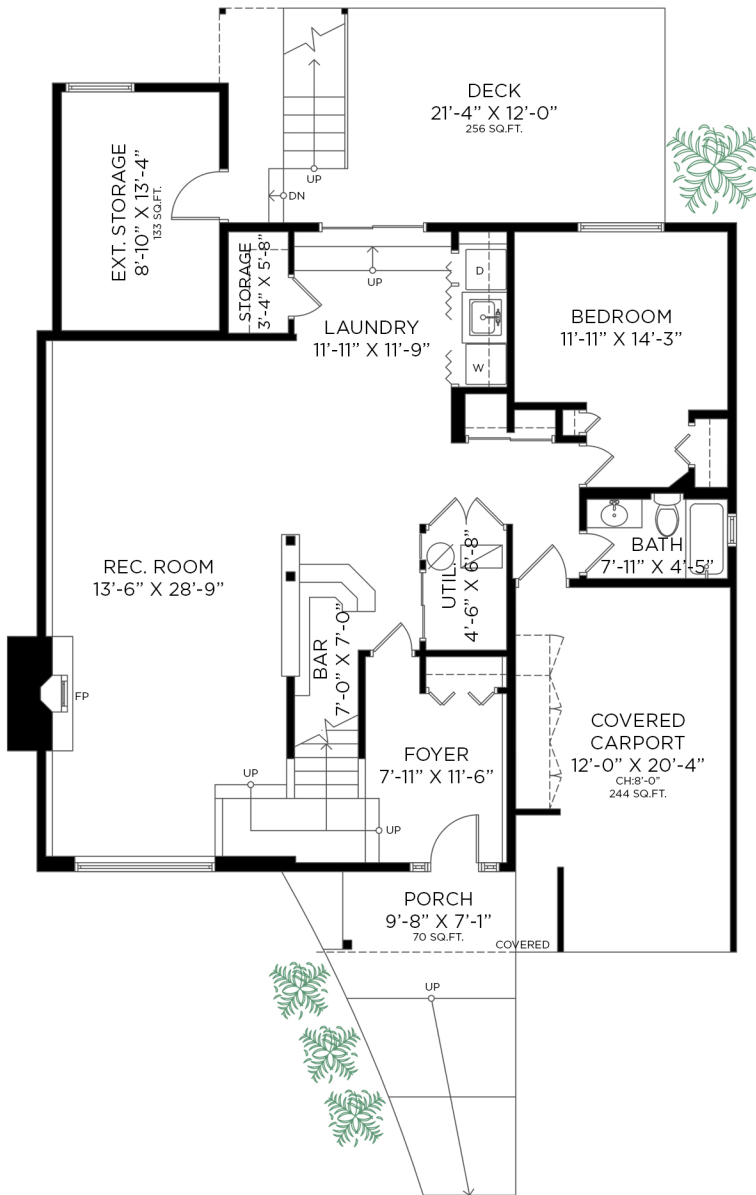
2231 PHILIP AVENUE NORTH VANCOUVER, BC

4 BEDROOMS + 3 BATHROOMS

LOWER FLOOR: 1,159 SQ.FT.
 UPPER FLOOR: 1,355 SQ.FT.
 TOTAL INTERIOR: 2,514 SQ.FT.

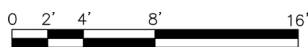
COVERED CARPORT: 244 SQ.FT.
 EXTERIOR LIVING: 674 SQ.FT.
 EXTERIOR STORAGE: 133 SQ.FT.

LOWER FLOOR - 1,159 SQ.FT.
 CEILING HEIGHT: 8'-0"



ENTRANCE

MAIN FLOOR - 1,355 SQ.FT.
 CEILING HEIGHT: 8'-0"



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.

