



Gavin Hughes

LOVE YOUR NEIGHBOURHOOD

#1 - 2057 ST. GEORGES AVENUE

CENTRAL LONSDALE | NORTH VANCOUVER

\$719,000

ROYAL LEPAGE **Sussex**

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#1 - 2057 ST. GEORGES AVENUE

\$719,000 | NORTH VANCOUVER

This beautiful, bright 3 bedroom townhome is perfect for a family or working professionals. The kitchen sparkles with granite countertops inlaid with recycled glass and extends to a den or eating area with a cozy built-in seating nook perfect for readers or movie nights. The lovely sunken living room features a wood burning fireplace and hardwood flooring. The dining room leads to a sunny south facing balcony great for barbecues. Upstairs master suite comes with full bath and walk-in closet as well as a large second bedroom with full ensuite bath. W/D on top floor makes laundry a breeze. There is a third bedroom in the basement with additional storage under the stairs. The two-car garage is equipped with a half bath and plenty of room for storage, workshop or man-cave. Around the corner from vibrant central Lonsdale, this pet friendly, well-maintained home is central to all North Shore amenities.

FEATURES

- 3 bedrooms
- 2 ensuite full baths plus 2 half baths
- Hardwood floors
- Steps from Lonsdale shops
- Close to major bus routes
- 2 car garage w/ addtl lane parking
- Wood burning fireplace
- Pets ok
- New roof (2013)
- Master ensuite w/ walk in closet
- Granite counters
- South facing balcony
- Central location
- Large 1662 sq.ft.



DETAILS

Listing Price: \$719,000

Total Finished Area: 1,662 sf
Main Floor: 707 sf
Above Main Floor: 726 sf
Below Main: 229 sf

Bedrooms: 3
Full Bathrooms: 2
Half Bathroom: 2
Living Rooms: 2

Parking: 2 car garage
Fireplace: Wood
Features: Clothes Washer/Dryer
Fridge/Stove/DW

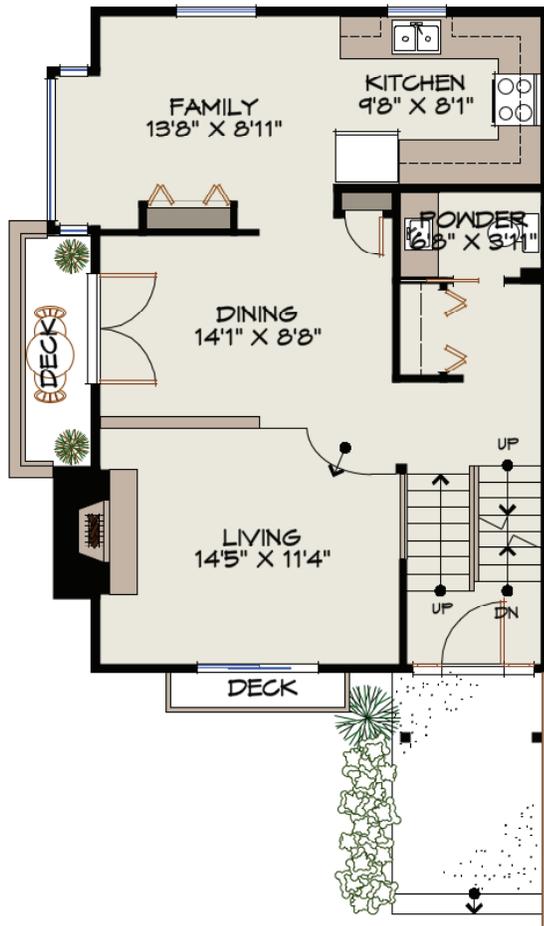
Style of Home: 2 Storey, Townhome
Construction: Wood Frame
Title: Freehold Strata
Taxes (2014): \$3,123.59 (2015)
Foundation: Concrete Perimeter
Strata Fees: \$238.85

2 Storey, Townhome
Wood Frame
Freehold Strata
\$3,123.59 (2015)
Concrete Perimeter
\$238.85

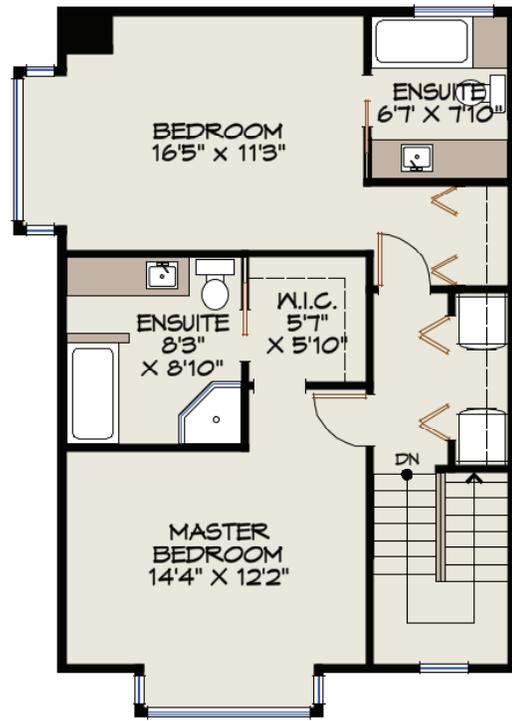
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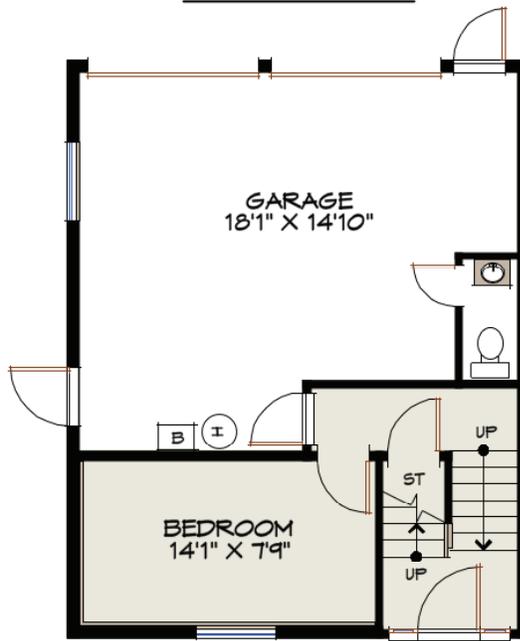
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MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

1 - 2057 ST. GEORGE'S AVENUE
NORTH VANCOUVER, BC

UPPER LEVEL:	726 SF
MAIN LEVEL:	707 SF
LOWER LEVEL:	229 SF
TOTAL FINISHED FLOOR AREA:	1662 SF
GARAGE:	370 SF

FLOOR AREAS ARE NOT DERIVED FROM THE STRATA PLAN
STRATA PLAN TAKES PRECEDENCE

ALL INFORMATION FURNISHED REGARDING THIS PROPERTY
IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY
OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF.

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