

Gavin Hughes



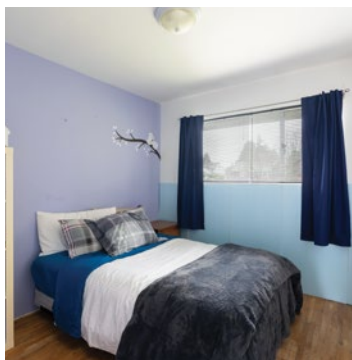
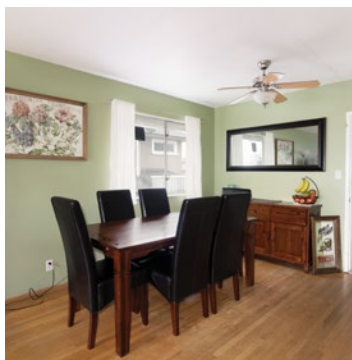
LOVE YOUR
NEIGHBOURHOOD



524 EAST 9TH STREET
BOULEVARD | NORTH VANCOUVER
\$1,599,000

GAVIN HUGHES
Realtor®, Royal LePage Sussex
2996 Lonsdale Avenue, North Vancouver, BC V7N 3J4
604-626-6618 | gavin@gavinhughes.ca





Watch the mountains from this stunning quiet backyard. Either renovate or build new on this huge flat lot!



524 EAST 9TH STREET

\$1,599,000 | NORTH VANCOUVER

Build your dream home in a great neighbourhood in the heart of North Vancouver! This charming bungalow is livable with a little TLC or a stunning 50' x 157' flat lot to build new upon. The home features 3 bedrooms on main with a sundeck and carport overlooking a huge backyard. Downstairs features a 1 BR mortgage helper and plenty of storage. Downstairs rec room could be additional bedroom or TV room. Walk the kids to school with Ridgeview Elementary just a half block away or stroll down the stunning Grand Boulevard on a summer evening. Walk to Andrews on 8th coffee shop or grab breakfast at BLVD or Mt Royal Bagels. Shopping nearby in Central Lonsdale or nearby Park & Tilford. Easy access to Highway 1.

HIGHLIGHTS

- 4 BR / 2 BA
- 3 BR on Main Floor
- Large backyard
- 1 BR Suite
- Wood fireplace
- Sundeck
- Hardwood floors
- Mountain view
- Great neighbourhood

SPECS

Main Floor:	1,103 sq. ft.
Lower Floor:	1,103 sq. ft.
Total Area:	2,203 sq. ft.
Taxes:	\$4,786.38 (2019)
Outdoor:	Sundeck, large backyard
Parking:	1 Carport, 1 open
Bedrooms:	3 BR on Main / 1 BR Lower
Features:	Clothes Washer/Dryer Fridge/Stove/Dishwasher
Style of Home:	2 Storey
Construction:	Wood Frame
Title:	Freehold NonStrata
Foundation:	Concrete slab

SCHOOLS & AMENITIES

- Ridgeway Elementary
- Sutherland Secondary School
- Save on Foods
- BLVD Bistro
- Andrews on 8th Coffee Shop
- Park & Tilford
- Minutes to HWY 1
- Lions Gate Hospital
- Central Lonsdale shops
- Close to transit
- Grand Boulevard
- Ray Perrault Park

GAVIN HUGHES

Realtor®, Royal LePage Sussex
2996 Lonsdale Avenue, North Vancouver, BC V7N 3J4
604-626-6618 | gavin@gavinhughes.ca

