

North Shore Real Estate Team  
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Royal LePage Sussex - Edmonds Advantage  
2996 Lonsdale Avenue  
North Vancouver, B.C.  
V7N 3J4

2704 SECHELT DRIVE, North Vancouver, BC, V7H 1P1, Ca

MLS®# R2590569



<b>Property Value</b>	\$1,599,900
<b>Type</b>	House/Single Family
<b>Style</b>	Rancher/Bungalow
<b>Basement</b>	Crawl
<b>Year Built</b>	1958
<b>Taxes</b>	6008.45
<b>Living Area</b>	2,030 sq.ft.
<b>Lot Depth</b>	110 ft
<b>Lot Size Area</b>	7,617.15 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

## Description

The home you've been waiting for is now on the market for the first time in 29 yrs! This is a 2,038 sqft rancher with one of the best layouts you'll find. Located in upper Blueridge, it sits on a 7,700 sqft south facing lot and is minutes away from some of the North Shore's best hiking and biking trails, parks & schools. The front of the home boasts a large bright living area with a gas fireplace embedded in a granite faced  $\frac{3}{4}$  wall, with an adjoining dining/flex room. The 3 bdrms, an office, laundry room and 2 renovated bathrooms will have you hooked! Kitchen has s/s appliances, breakfast bar and an eating area all overlooking the sunken & natural light drenched family room. Double det. garage & custom "Rainbow Play System" just add to the home's charm. Don't miss this one!





