# Gavin Hughes

LOVE YOUR NEIGHBOURHOOD

pembertonheights.ca

## 1243 WEST 20TH STREET

PEMBERTON HEIGHTS | NORTH VANCOUVER

$2,100,000

GAVIN HUGHES
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DIRECTOR'S PLATINUM AWARD 2016 | DIAMOND AWARD 2016 | ROYAL LEPAGE | Sussex

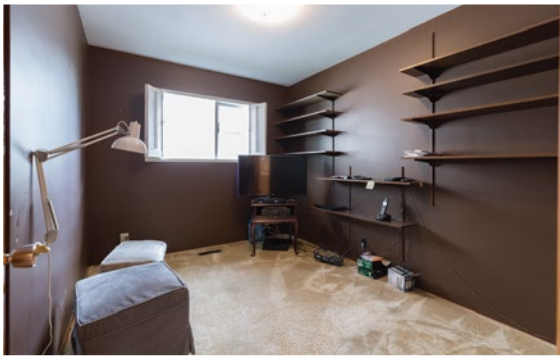
# 1243 WEST 20TH STREET

$2,100,000 | NORTH VANCOUVER

Huge lot in Pemberton Heights! This traditional family home features 4 BR and 1.5 BA on a large lot directly across from Capilano IB Elementary. Beautiful treed lot features large backyard area and lane access. Traditional touches such as leaded glass windows, friendly kitchen/eating area and brick fireplaces. The huge living room could host happy family gatherings and leads to a back sundeck overlooking the yard. Three bedrooms up with one finished below main. A huge rec room downstairs for kids to play and loads of storage. Join the wonderful Pemberton Heights community - familyfocused, with an active Community Association, annual events, PAC, community centre, day-care and pre-school within the neighbourhood.

## FEATURES

- Large lot
- 50 ft. frontage
- Large, sunny deck
- 4 Bedrooms
- Lane access
- 2 Fireplaces
- Preschool nearby
- Daycare nearby
- Across from Capilano IB Elementary
- Close to Hwy 1
- 20 Min to downtown



# DETAILS

| | |
|---|---|
| Listing Price: | $2,100,000 |
| Main Floor: | 1,285 sq. ft. |
| Below Main Floor: | 640 sq. ft. |
| Unfinished: | 620 sq. ft. |
| Total Area: | 2,545 sq. ft. |
| Bedrooms: | 4 |
| Bathrooms: | 1.5 |
| Living Rooms: | 1 |
| Parking: | 1 car / carport<br>Driveway (access from lane) |
| Features: | Clothes Washer/Dryer<br>Fridge/Stove/DW |

| | |
|---|---|
| Style of Home: | 2 Storey Single Family |
| Construction: | Wood Frame |
| Title: | Freehold NonStrata |
| Taxes (2017): | $7,513.54 |
| Foundation: | Concrete Slab |

## NEARBY AMENITIES

- Save on Foods
- The Corner Stone Bistro
- McKay Creek
- Ashdown Park
- Capilano IB Elementary
- Carson Graham
- Secondary School
- Capilano Mall
- Minutes to HWY 1
- 2 Blocks to transit
- Indigo Books
- 20 Min. to DT Vancouver

VIEW VIDEO TOUR: www.gavinhughes.ca

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**Totals****

| | |
|---|---|
| Main Level: | 1,285 sq. ft. |
| Lower Level: | 640 sq. ft. |
| Finished total: | 1,925 sq. ft. |
| Lower (Unfinished): | 620 sq. ft. |
| Grand Total: | 2,545 sq. Ft. |

| | |
|---|---|
| Deck: | 414 sq. ft. |
| Patio/Carport: | 375 sq. ft. |
| Total: | 789 sq. ft. |

**MAIN LEVEL**
Floor Area: 1,285 Sq. Ft.

**LOWER LEVEL**
Floor Area: 640 Sq. Ft.

BC FLOOR PLANS

0 ft 3 ft 5 ft 10 ft

N

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints
** includes unfinished areas

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

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