

Gavin Hughes



LOVE YOUR
NEIGHBOURHOOD
pembertonheights.ca



2330 WEST KEITH ROAD
PEMBERTON HEIGHTS | NORTH VANCOUVER
\$1,149,000

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2330 WEST KEITH ROAD

\$1,149,000 | NORTH VANCOUVER

Great Value for this charming 3BR home in Pemberton Heights, one of the North Shore's most sought-after neighbourhoods! This home is situated on a large, flat lot perfect for kids and dogs alike. This cozy home features 2 bedrooms up and hardwood floors through the main. The living room features a lovely stone, wood burning fireplace, hardwood floors and large bay window. Kitchen and dining leads to a huge, partly covered back deck. Downstairs features a bedroom, laundry and registered unauthorized suite with a separate entrance. Long driveway leads to huge double garage with a workshop. Develop new or get into the market with a great starter home for a young family with daycare and Capilano IB Elementary just blocks away.



Charming starter home or build new on this large flat lot flanked on one side by green space with an open back yard area.



HIGHLIGHTS

- 3BR/2BA
- Sunny back deck
- Basement suite
- Wood fireplace
- 2 Car Garage
- Large, flat lot
- Greenway on south side
- Some recent plumbing
- Security system

SPECS

Main Floor:	617 sq. ft. (estimated)
Basement:	565 sq. ft. (estimated)
Total Area:	1,182 sq. ft. (estimated)
Taxes:	\$6179.40 (2018)
Outdoor:	Fenced yard with sundeck
Parking:	2 Garage
Features:	Clothes Washer/Dryer Fridge/Stove
Style of Home:	1 Storey w/ basement
Construction:	Wood Frame
Title:	Freehold NonStrata
Foundation:	Concrete Perimeter

SCHOOLS & AMENITIES

- Capilano IB Elementary
- Carson Graham Secondary School
- Daycare & preschool in neighbourhood
- Save on Foods
- The Corner Stone Bistro
- McKay Creek
- Ashdown Park
- Capilano Mall
- Minutes to HWY 1
- 1 Block to transit
- Marine drive shops
- 20 Min. to DT Vancouver

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