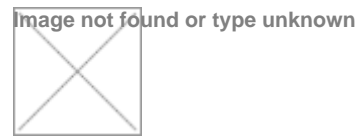


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**RE/MAX CREST REALTY**  
**101-2609 Westview Drive**  
**North Vancouver, BC**

**895 Prospect Ave., North Vancouver, BC, V7R-2M2, Canada**



<b>Property Value</b>	\$1,898,000
<b>Type</b>	House
<b>Basement</b>	Partly Finished
<b>Parking</b>	Double Garage/spaces for 8 cars and (or) RV/Boat
<b>Year Built</b>	1964
<b>Taxes</b>	6,568.36
<b>Living Area</b>	2,820 sq.ft.
<b>Lot Size Area</b>	9,372 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full & 1 half
<b>School District</b>	Handsworth Secondary

## Description

Southern city water views combined with a stunning North Shore mountain outlook are all part this incredibly versatile, bright, spacious and updated 3 level, 2,820 grand total sqft, 4 bedroom, 2.5 bathroom family home located on a private, fenced and Southern exposed 9,372 sq ft lot in the middle of a very quiet street in the heart of Canyon Heights & Handsworth Catchment. Modern renovations have created a wide open concept kitchen that connects to the family room with a gas fireplace. A Large sunken living room and dining room with pristine hardwood opens via multiple sliding doors to the massive outdoor entertaining patio perfect for guests and summer BBQs. Upstairs boasts 4 large bedrooms and 2 full bathrooms. The Master bedroom has its own full ensuite and own balcony. The Lower level features a Rec room, perfect for a home theatre or 5th bedroom, has access to the attached double garage and a wide crawl space storage area. Outside, the backyard speaks for itself! Kids will enjoy hours of fun out in the sun while the family green thumb will have endless of options for blooming gardens both in the front and back. A handy storgae shed completes the yard space. Other highlights include a newer roof, furnace, air conditioning, hot water tank, double windows, electrical and a state of the art iPhone security system. Enjoy all the central benefits this ideal location presents including the modern conveniences of Edgemont Village shopping nearby and also the close proximity to world famous outdoor attractions such as The Capilano Suspension Bridge, The Cleveland Dam and the Grouse Mountain Gondola...all in your neighborhood!



