

Kasha Riddle
Phone: 604-803-7070
Mobile:
Fax:
Email: kashariddle@gmail.com

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

4100 Grace Crescent, North Vancouver , BC, V7R 3Z8, Canada



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|-----------------|----------------------|
| Property Value | \$2,398,800 |
| Type | House |
| Style | Detached House |
| Basement | Full |
| Parking | covered parking |
| Year Built | 1951 |
| Living Area | 2,536 sq.ft. |
| Lot | 70 ft |
| Frontage | |
| Lot Depth | 115 ft |
| Lot Size | 8,050 sq.ft. |
| Area | |
| Bedrooms | 5 |
| Bathrooms | 2 full |
| School District | Cleveland/Handsworth |

Description

Presenting a prime Canyon Heights location on a quiet street in the heart of the Sunset Gardens locale ready for a family to move in or build their dream home! The flat 8,050 sqft lot measures 70 x 115 feet and is highlighted with a private and fenced backyard. Inside, the home itself is bright, spacious and features 2 levels, 2,731 grand total sqft of interior living space, 5 bedrooms (3 of which are on the main level) and 2 full bathrooms. The back yard contains lush gardens, a vast grass area, a storage shed and a large entertainment sized wood patio perfect for the summer barbeques. On the lower level, a large rec room, 2 more bedrooms, a full bathroom, a wine/cold room and a wide laundry room showcases a floor plan that is very suitable for suite potential. Other features in this family home include a newer roof, double windows, original hardwood, 2 fireplaces (1 gas/1 wood), modern neutral paints, crown moldings, baseboards, a built in vacuum, plenty of storage, an underground sprinkler system, a front brick patio for the morning cup of coffee and a covered carport with extra open parking on the driveway itself. This home is located in the Cleveland Elementary and Handsworth Secondary school catchments with both institutions within close walking proximity. It's a short drive away to the Cleveland Dam, The Capilano Suspension Bridge, local trails and The Grouse Mountain Gondola combined with easy walking distance to Edgemont Village



