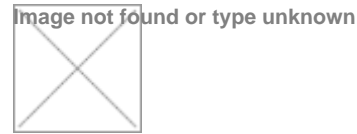


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RE/MAX CREST REALTY
101-2609 Westview Drive
North Vancouver, BC

5595 Huckleberry Pl, North Vancouver, BC, V7R 4P6, Canada

MLS®# V751377



Property Value	\$787,000
Type	house
Style	2ST/BSMT
Basement	yes, finished
Parking	2 cars
Year Built	1979
Living Area	3,776 sq.ft.
Lot Size Area	5,625 sq.ft.
Bedrooms	5
Bathrooms	3 full & 1 half

Description

GREAT BARGAIN - MUST BE SOLD!!! To find out why, call Kasha Riddle at 604 803 7070.

This gem of a property is situated in prestigious Grouse Woods, at the base of North Vancouver's beautiful ski resort, Grouse Mountain. A private and peaceful cul-de-sac invites the viewer to this beautiful and well maintained home.

Within easy access of the driveway and close to a double-door garage, is the front entrance. From here, we step into a large and bright living room featuring a traditional and welcoming wood-burning fireplace.

Linked to the living room, is an equally elegant formal dining room. The dining room is conveniently located adjacent to the kitchen, an extraordinarily large space since it includes a solarium type area which is also large enough to function as an informal dining area. This area is perfect for all-season entertaining and leads out onto an exterior patio.

On the other side of this entertainment or informal eating area if you will, is yet another patio, this one featuring a luxurious Jacuzzi! To the right of the kitchen and opposite the hot tub patio is a good-sized family room. This room also boasts a fireplace!

The main floor is also home to an exceptionally large laundry room. This area is adjacent to the garage and includes very large closets for practical clothing storage.

Moving upstairs, the room on the immediate right is the master bedroom which includes an ensuite bathroom and a walk-in closet. The master bedroom's real selling feature, however, is another extraordinarily large room directly adjacent to it. This bright room could be used as a study, sewing room or even just another private relaxing family room. This area has a beautiful outlook.

On the left side of the staircase, are two additional bedrooms, one even boasting a lovely skylight. Directly opposite the stairwell is the main bathroom serving the two second bedrooms.

We now enter the lower level which is large enough to feature both a storage room and a workshop area. In addition, this downstairs level includes two bedrooms and a huge recreation area. The rec room includes a pool table and the whole level makes for wonderful exchange student or guest accommodations. Conveniently, the downstairs floor includes its own bathroom.

The basement leads out onto a low maintenance yard; this siding door exit/entryway could also function as a separate entrance to the basement.

Not only is this home located in one of the North shore's most tranquil, beautiful and family -orientated areas, it is also very centrally located, being close to Edgemont Village, Lions Gate Bridge and the Upper levels. It is also close to walking trails, schools such as Handsworth Secondary, and variety of shopping areas and scenic parks.

This is truly best value in Grouse Woods.

