



1647

**RE/MAX  
ROSSETTI  
REALTY**

# 1647 PHILIP AVENUE

Pemberton, North Vancouver



Conveniently located two level Pemberton home ideal for two family living or an investment opportunity. Offering a lovely open plan main including a living/dining room with vaulted ceilings, large picture windows, and a gas fireplace. The spacious kitchen includes a bar for informal eating, plenty of cupboard and counter space, and updated appliances (2010) including a stainless fridge. Completing the main are three bedrooms, 2 bathrooms including a spacious vaulted ceiling master with 3 piece ensuite. The lower level includes a small office/den, and laundry for main floor use, plus a separate, self-contained walk-out 2 bedroom suite currently rented at \$1,500 per month (to the same tenant since 2014). Situated on a low maintenance 33' x 124' level lot with a fenced backyard including a recently constructed wooden deck, and with lane access to a two car carport with attached garden shed. Convenient central location steps to all amenities including grocery stores, restaurants, transit, and just a short drive to downtown via the Lions Gate Bridge.

## INCLUDED ITEMS:

2 fridges, 2 stoves, 2 dishwashers, 2 washer/dryers, 2 microwaves, all window coverings

## EXCLUDED ITEMS:

Living room: TV and Bracket, shelving

## SCHOOLS:

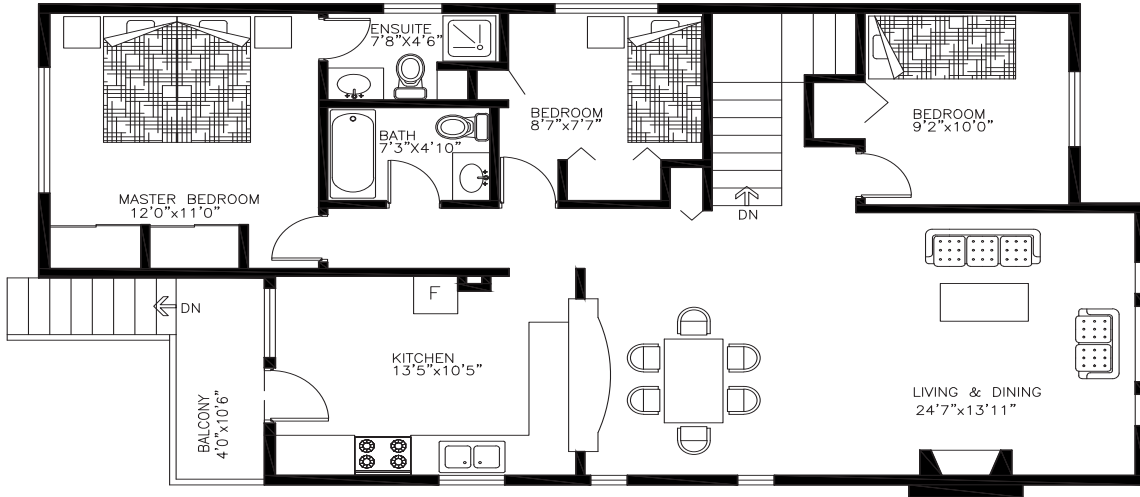
Capilano Elementary  
Carson Graham Secondary

## PROPERTY DETAILS:

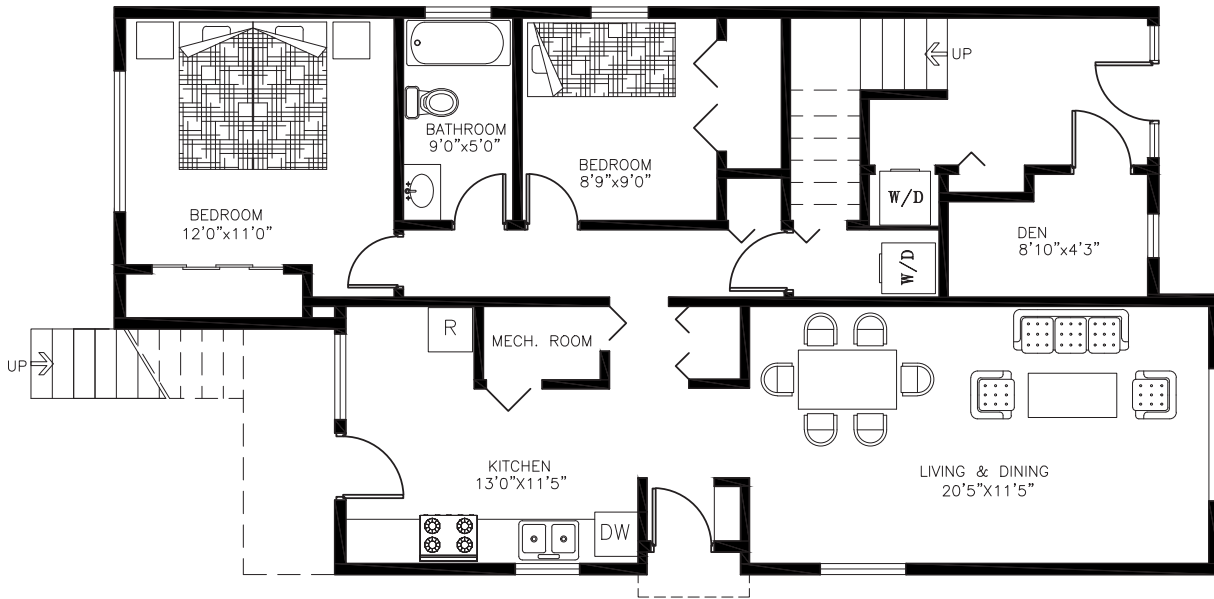
Age:	26	Lot (sq/ft):	4,059
Bdrms:	5	Frontage:	33'
Baths:	3	Depth:	124.5'
Sq/Ft:	2,165	Parking Type:	Dbl carport
Main:	1,070	Land:	Freehold
Below:	1,095		

**Listed at \$1,318,000**





UPPER FLOOR PLAN



LOWER FLOOR PLAN



Matt

Jordan

Tony

Aaron

For more information about this home or to arrange a private tour:

Call **604 983 2518** or visit [RealEstateNorthShore.com](http://RealEstateNorthShore.com)

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