



1254 W 22ND STREET
NORTH VANCOUVER

NEAR NEW PEMBERTON HEIGHTS FAMILY HOME

7 Beds | 6 Baths | 4,884 Sq/Ft

■ Elegant near new family home in sought after Pemberton Heights! Offering over 4,800 square feet and featuring a well-designed traditional plan that is ideal for family living and entertaining. The covered porch entry leads to a bright main floor highlighted by 9' ceilings, over height doors, and extensive custom millwork. Spacious rooms throughout include a welcoming formal living room with coffered ceilings, south facing picture windows, gas fireplace with limestone surround, and an adjacent dining area with built-in bar. Enjoy home cooked meals in the gourmet chef's kitchen with a large centre island, gas cooktop, double wall ovens, and two sinks (with a window over the main sink looking out to the backyard). The eating area and family room offer a great open plan for family use and include custom built cabinets, gas burning fireplace with stacked stone surround, and double French doors to a covered 300 sq/ft deck great for outdoor entertaining and year-round barbecuing. Completing the main floor is an office, powder room, and a laundry/mud room (with practical side door exterior entrance). The upper level offers 4 bedrooms & 3 bathrooms including a spacious primary suite with walk-in closet and a spa-like ensuite with side-by-side sinks, freestanding tub, and a frameless glass shower. The 3 additional bedrooms are all a good size and each feature large closets and access to an ensuite or semi-ensuite. The lower level includes a two bedroom legal suite - ideal as a mortgage helper, nanny suite or in-law accommodation; plus, for the main floor use, there is a recreation room, media room (with built-in cabinetry), additional guest bedroom, and a full bathroom. Situated on a 50' x 160' north/south oriented fully fenced lot including a generous sized front yard and a level backyard with plenty of room for pets & kids to play (including space for a trampoline). The property features lane access to a seldom available 3 car garage with an additional open parking pad. Outstanding location just a short walk to Capilano Elementary (with International Baccalaureate program), steps to the popular Pemberton Heights Corner Stone Bistro, on transit, close to all Marine Drive amenities, and with easy access across the North Shore or to downtown Vancouver.



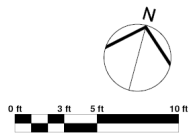
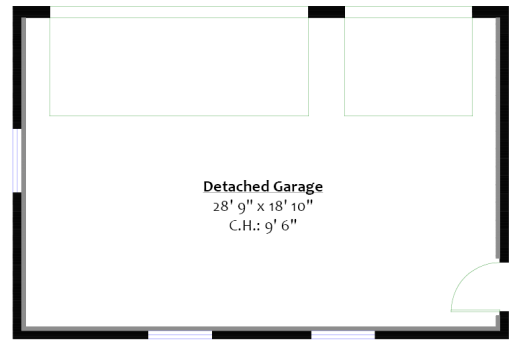
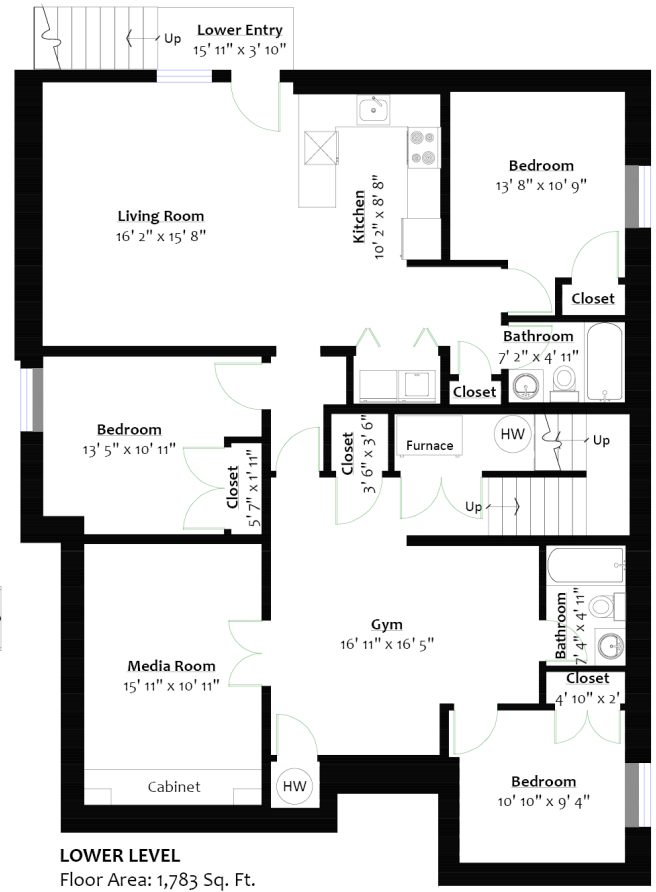
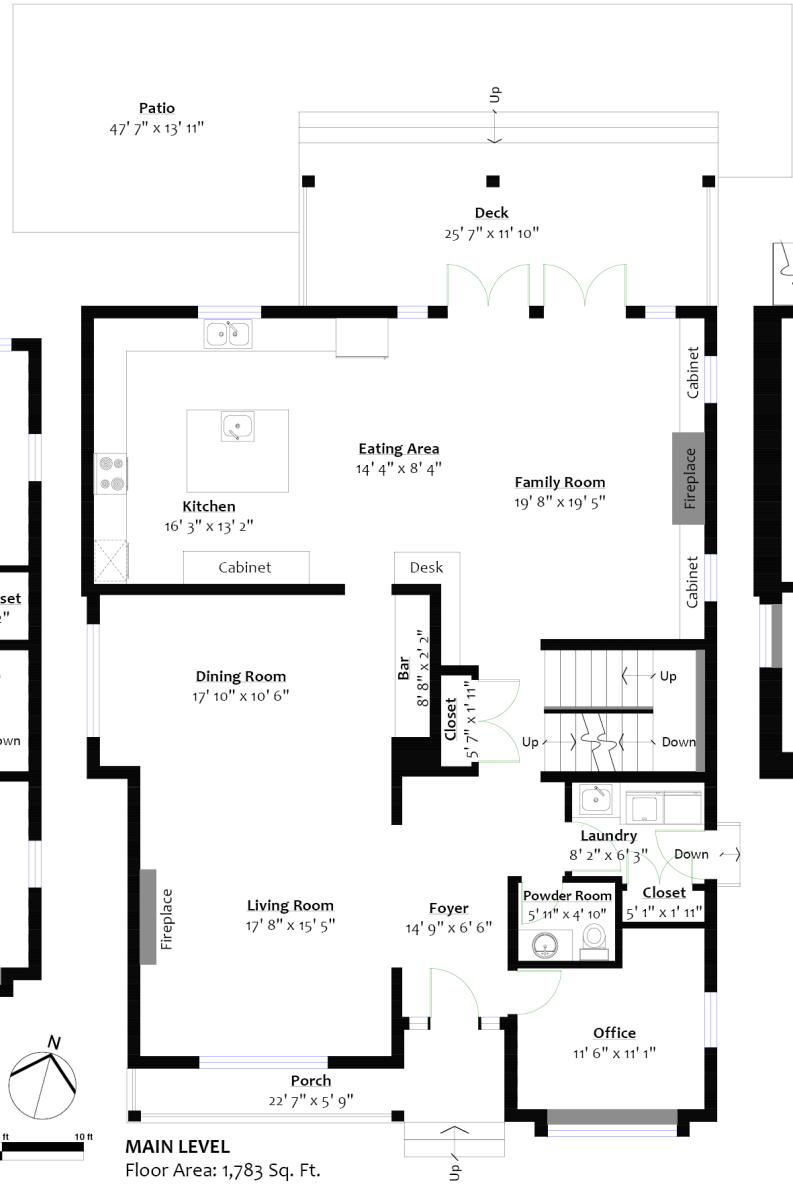


SQ/FT TOTALS

Main Level: 1,783 sq/ft
 Upper Level: 1,318 sq/ft
 Lower Level: 1,783 sq/ft
 Total: 4,884 sq/ft

Other Areas

Front Porch: 92 sq/ft
 Deck: 303 sq/ft
 Patio: 460 sq/ft
 Lower Entry: 60 sq/ft
 Garage: 615 sq/ft



Layout by BC Floorplans. E&O Insured for \$1,000,000. While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. Information should not be relied upon without independent verification.
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For more information
 Call **604 983 2518** or visit
RealEstateNorthShore.com