



**2501 PANORAMA DRIVE**  
NORTH VANCOUVER



# SEMI-WATERFRONT WEST COAST CONTEMPORARY

3 Beds + den | 4 Baths | 2,322 Sq/Ft

■ If you are looking for the quintessential west coast lifestyle, this is it! This one-of-a-kind, semi-waterfront contemporary is peacefully nestled into a forest setting, and yet is just steps to all Deep Cove amenities with the beach directly across the street. The 3-storey home has been thoughtfully built into the hillside, with a west coast style that offers a great balance of natural light and views of the forest and harbour. Offering 3 bedrooms and a den, 4 bathrooms, and over 2,300 sq/ft. The upper level offers a sundrenched living room with cedar lined vaulted ceilings, updated gas fireplace, and a cosy sitting area with large picture windows with partial water views. The updated kitchen has quartz counters, timeless white cabinets, and a separate pantry. The adjacent dining room offers large picture windows and an attached solarium. Off this main level is a private patio with lush mature gardens, ideal for summer entertaining and enjoying the peaceful outlook. The entry level offers 3 bedrooms and 2 full bathrooms including the primary bedroom with a gas fireplace, walk-in closet, semi-ensuite bathroom, and an attached den. The lower level offers a family room and 2-piece bathroom and offers separate exterior access – great for a home office or studio space. Set on a seldom available over 17,000 sq/ft lot with a neighbour on only one side of the property providing a very private setting. Includes terrific off-street parking with room for over 4 cars. Enjoy all Deep Cove Village shops and restaurants steps from your door including Honey's donuts, Arm's Reach Bistro, and more. Great location for active individuals with easy access to the water for paddle boarding and kayaking; near the marina; with hiking trails close by; and just a short drive to skiing, biking, and golf.









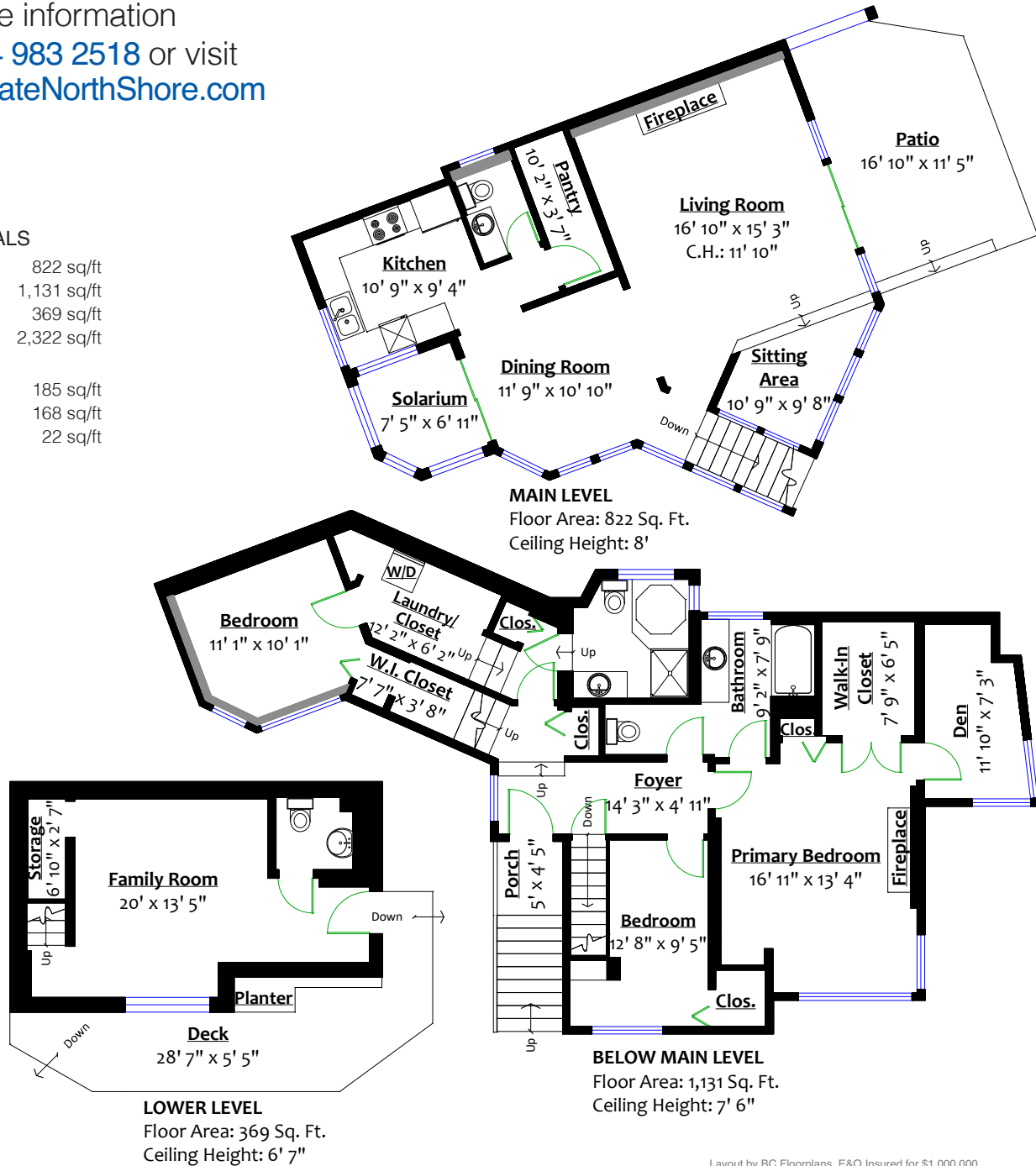


For more information  
 Call 604 983 2518 or visit  
[RealEstateNorthShore.com](http://RealEstateNorthShore.com)

**SQ/FT TOTALS**

Main Level: 822 sq/ft  
 Below Main: 1,131 sq/ft  
 Lower Level: 369 sq/ft  
 Total: 2,322 sq/ft

Patio: 185 sq/ft  
 Deck: 168 sq/ft  
 Porch: 22 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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