



756 EAST 14TH STREET
NORTH VANCOUVER

LOVINGLY UPDATED GRAND BOULEVARD CHARACTER HOME

4 Beds + den | 2 Baths | 2,946 Sq/Ft

■ Lovingly updated Grand Boulevard CHARACTER HOME on a seldom available 10,000 sq/ft City of North Van lot! The home has been thoughtfully updated and expanded over the years to include 4 bedrooms + den, 2 bathrooms, and nearly 3,000 sq/ft across three levels. A charming front porch leads to a double door entrance to the main floor with LUXURIOUS 10' CEILINGS, character correct millwork, and generous sized rooms throughout. The highlight of the home is the family room addition which features extra height 11' ceilings, gas fireplace, expansive windows overlooking the BACK AND SIDE GARDEN, and French doors to a private deck. Adjacent to the family room is the family sized kitchen with large centre island, plenty of cupboard and counter space, and attached dining area. The formal living room offers a gas fireplace and bright, south facing curved topped windows. Completing the main are three ample sized bedrooms and a 4-piece bathroom with charming claw foot tub. The upper level offers a 22'8 x 14'7 primary bedroom, a multipurpose second bedroom/den – ideal as an office or nursery, and a 4-piece bathroom. In addition, there is an easily accessible walk in 500 sq/ft attic, great for storage. The unfinished lower level includes the laundry room, mechanical, and great added storage (with expansive crawl space). The lot is simply outstanding at 62' x 167' (10,462 sq/ft) - totally level, and includes mature trees and landscaping with a level grassed backyard and private side yard afforded by the extra wide lot. The property offers lane access to a newer OVERSIZED 600 sq/ft 2 car garage with possible coach house conversion potential. Includes SERENE GARDEN VIEWS from almost every window throughout, plus scenic views of the North Shore mountains. In a great family friendly area just a short walk to Brooksbank Elementary and Sutherland Secondary, and with great parks moments from your door including Ray Perrault, Loutet, and Boulevard Park with its playground, public tennis courts, playing fields, & bocce court (plus with access across North Van via the Green Necklace trail). Conveniently located near transportation and close to all amenities including the shops at Queensbury, close to Park and Tilford & Main street services, and a quick drive to Lonsdale or Highway 1. Awesome opportunity to move in and enjoy, further renovate to your tastes, add a coach house, or with the potential to subdivide (confirm with CNV).

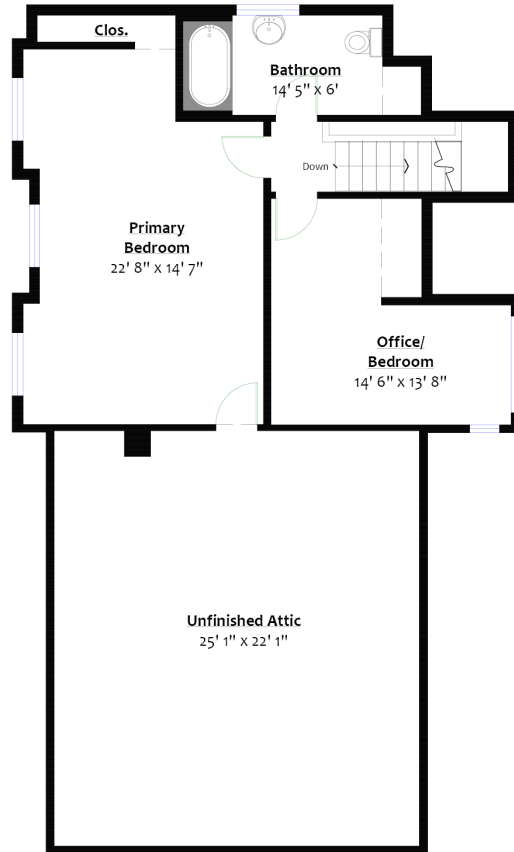






SQ/FT TOTALS

Main Level:	1,771 sq/ft	Attic:	553 sq/ft
Upper Level:	743 sq/ft	Porch:	43 sq/ft
Total:	2,514 sq/ft	Deck:	194 sq/ft
Lower Level:	432 sq/ft	Shed:	99 sq/ft
Grand Total:	2,946 sq/ft	Garage:	608 sq/ft



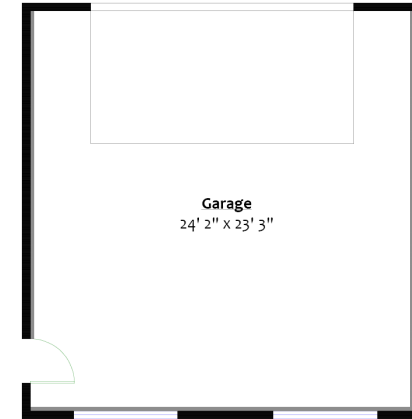
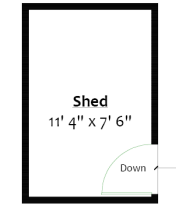
UPPER LEVEL

Floor Area: 743 Sq. Ft.
Ceiling Height: 9' 3"



MAIN LEVEL

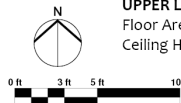
Floor Area: 1,771 Sq. Ft.
Ceiling Height: 10'



DETACHED GARAGE
Floor Area: 608 Sq. Ft.
Ceiling Height: 9'



LOWER LEVEL
Floor Area: 432 Sq. Ft.
Ceiling Height: 6' 7"
(All Unfinished)



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.
This communication is not intended to cause or induce breach of an existing agency agreement.

For more information
Call **604 983 2518** or visit
RealEstateNorthShore.com