



**5956 NANCY GREENE WAY**  
NORTH VANCOUVER

# SOUGHT AFTER & RARELY AVAILABLE GROUSEMONT ESTATES

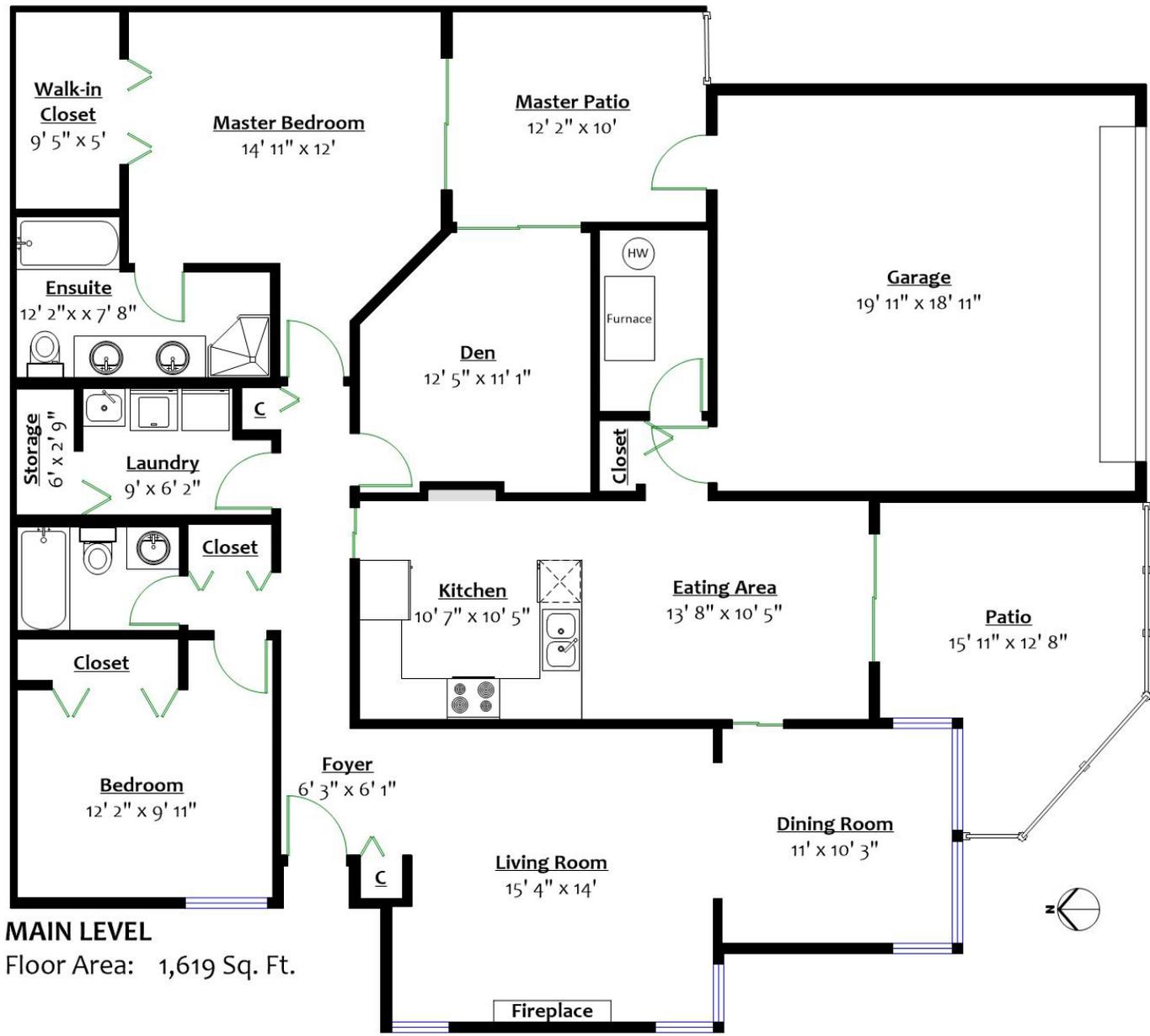
2 Beds + den | 2 Baths | 1,619 Sq/ft

■ Sought after and rarely available Grousemont Estates one level townhome. First time on the market since new, this well maintained home offers 2 bedrooms + den, two bathrooms, and over 1,600 sq/ft of living space. Ideal for downsizers with house sized rooms throughout, or great for professional couples (19+) who enjoy the outdoors with its mountainside setting. The large living room includes a gas burning fireplace and opens to an entertainment sized dining room. The adjacent kitchen offers plenty of cupboard and counter space, and includes an eating area + family room space with sliders to a private patio. The two bedrooms are both a good size, including the master which offers a 5 piece ensuite and sliders to a second private patio. Completing the space is a den (great as an office or additional guest bedroom), as well as a laundry room with pantry. Features include radiant hot water heat with a new boiler, California shutters in the living room and dining room, and a double garage. Terrific location for active individuals set at the base of Grouse Mountain, and just a short drive to all amenities. Meticulous throughout, great to move into and enjoy as is, or ready for a renovation.

**Listed at \$899,000**







All information displayed is believed to be accurate but is not guaranteed and should be independently verified.  
Plan prepared by BC Floorplans. Sq/ft approx. based on interior measurements to exterior walls.  
This communication is not intended to cause or induce breach of an existing agency agreement.

For more information  
Call **604 983 2518** or visit  
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