



**1136 WEST 22ND STREET**  
NORTH VANCOUVER



# ONE OWNER PEMBERTON HEIGHTS CHARMER!

3 Beds | 1.5 Baths | 2,298 Sq/ft

■ One owner Pemberton Heights Charmer on a rarely available 8,000 sq/ft north/south oriented level lot. This two-level home has been well maintained and is a great opportunity for a cosy clean liveable home for now, renovation project, holding property, or development site (with possible future coach house potential – confirm with DNV). Offering 3 bedrooms, 1.5 bathrooms, and over 2,200 sq/ft. The main floor features a lovely living room with gas burning fireplace, large picture windows, and an adjacent dining room. The generous sized kitchen includes plenty of cupboard and counter space, an eating area, and access to a private deck ideal for summer entertaining. Completing the main are two bedrooms including a master with two piece ensuite. The lower level includes a third bedroom, family room, and large utility/laundry room. Features include original hardwood floors on main, newer roof (2012), replaced furnace (2002), and hot water tank (2014). Situated on a 50' x 160' level useable lot with a grand grassed boulevard, mature gardens, a fenced backyard, and lane access to a single carport. Outstanding location only steps to the popular Pemberton Heights Corner Stone Bistro, a short walk to Capilano Elementary (with International Baccalaureate program), on transit, close to all Marine Drive amenities, & with easy access across the North Shore or to downtown Vancouver.

**Listed at \$1,399,000**





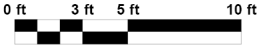
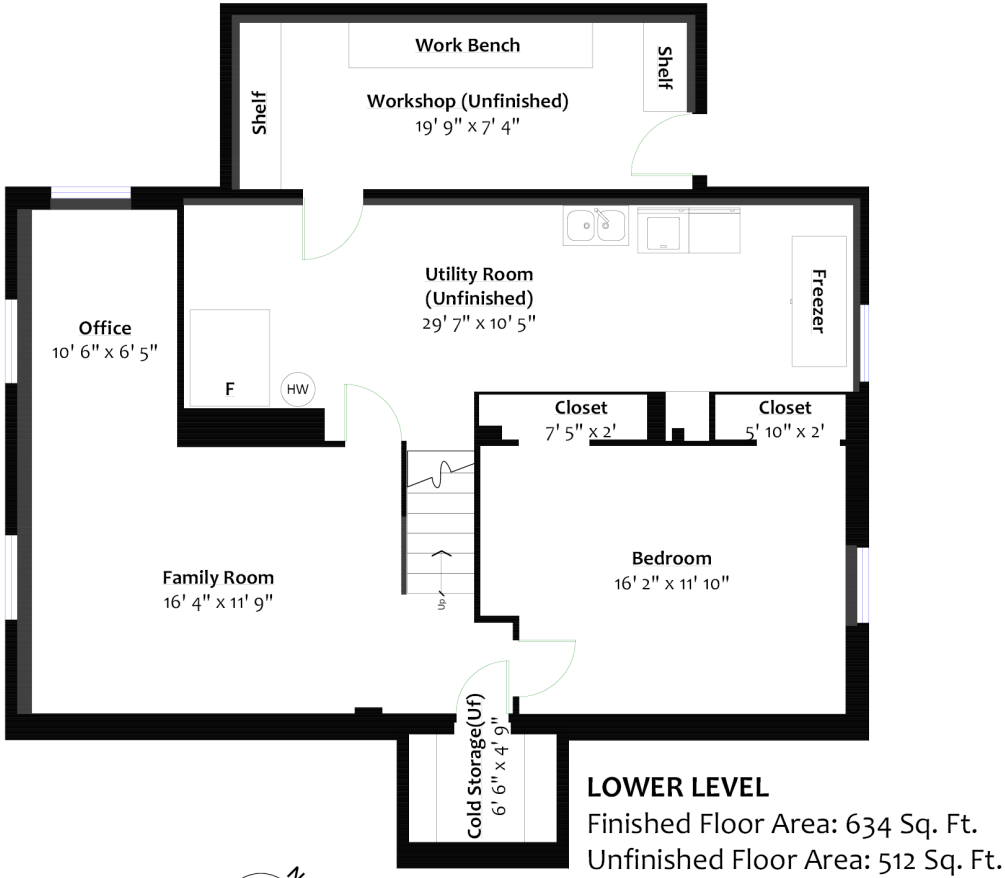
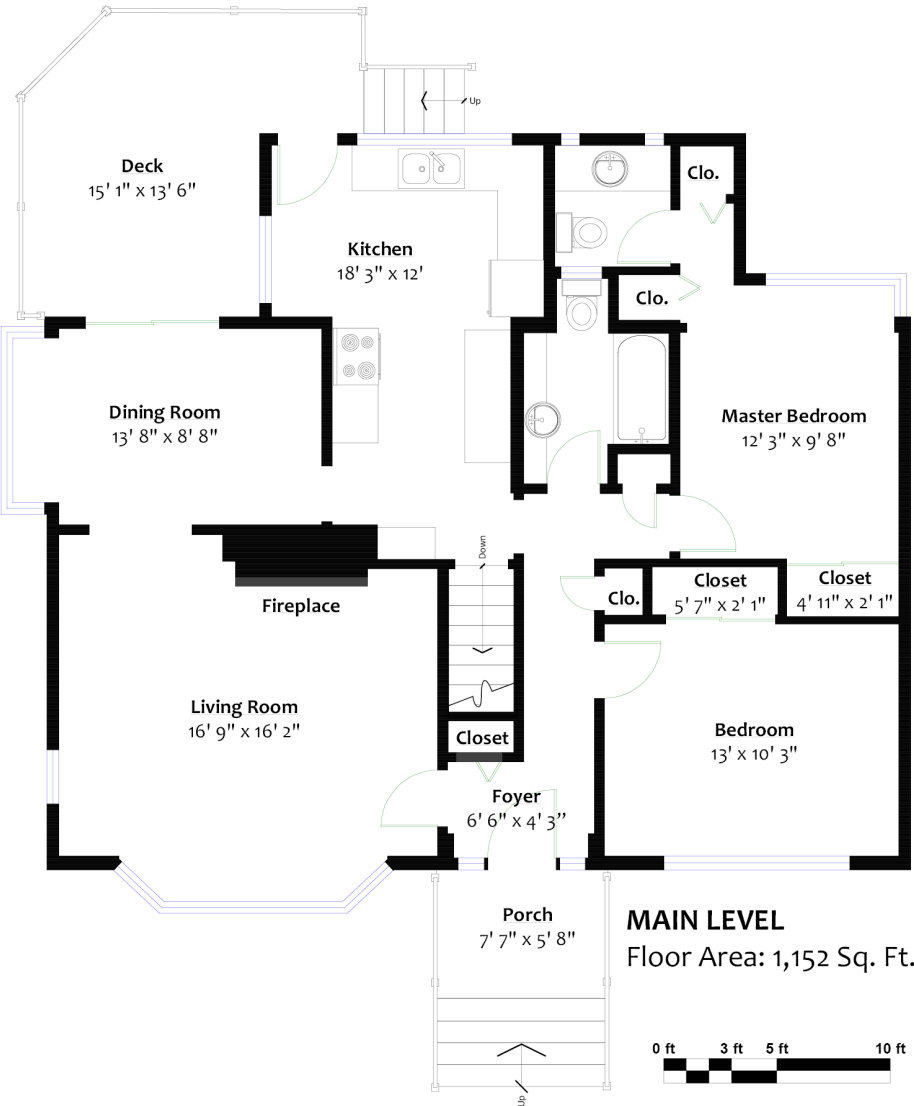






**INTERIOR SQ/FT**

Main Level:	1,152 sq/ft
Lower Level:	634 sq/ft
Total (Fin):	1,786 sq/ft
Unfinished:	512 sq/ft
Grand Total:	2,298 sq/ft



Sq/ft & room measurements are approx. based on interior measurements to exterior walls. By BC Floorplans. 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](http://RealEstateNorthShore.com)