

**RE/MAX
ROSSETTI
REALTY**



502 EAST 18TH STREET
NORTH VANCOUVER

SUPERB BOULEVARD LOCATION!

■ Great opportunity in a superb Grand Boulevard location! This one owner home is being offered for sale for the first time ever, and is ready for the next family to move in and enjoy, renovate, add a coach house, or rebuild your dream home. Featuring a one of a kind split-level design, highlighted by a beautiful wood lined vaulted ceiling living room with grand floor-to-ceiling gas burning fireplace. Completing the main is a bright south facing kitchen and adjacent eating area. There is a four-piece bathroom and two bedrooms upstairs, previously three, which could be easily converted back if desired. Downstairs offers a cosy family room with gas fireplace, laundry room, two-piece bathroom, great mechanical room storage, and an enclosed patio/ additional storage area. Situated on a gently sloping, north/south oriented corner lot with lane access offering terrific coach house potential! (confirm with CNV). Offers three off street parking including a garage and an open parking pad. Great outdoor spaces for your family including a fenced & grassed backyard; and front and back patios. Located on a low traffic street steps to Grand Boulevard and the Green Necklace greenway, just a short walk to Queensbury Elementary and Sutherland Secondary, with easy access across the North Shore or downtown via highway 1, and close to Queensbury and Lonsdale shops and amenities.

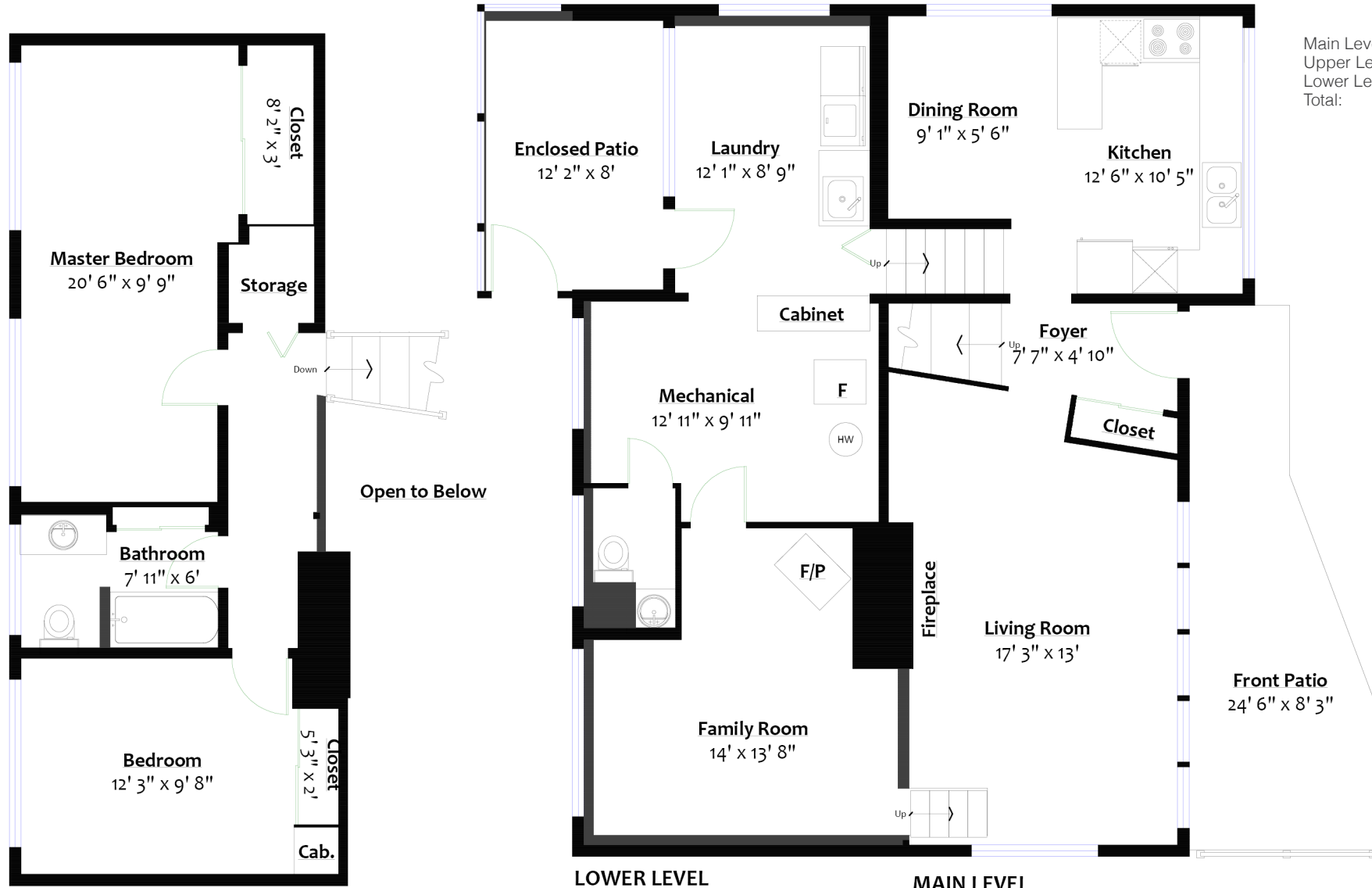
Listed at \$1,488,000



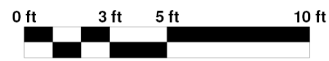




For more information
 Call **604 983 2518** or visit
RealEstateNorthShore.com



Main Level: 542 sq/ft
 Upper Level: 576 sq/ft
 Lower Level: 505 sq/ft
 Total: 1,623 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.