



995 PREMIER STREET
NORTH VANCOUVER

PARKSIDE HALF-DUPLEX STYLE TOWNHOME

3 Beds | 2.5 Baths | 1,571 Sq/Ft

■ This is the one you have been waiting for! Fantastic opportunity for the next lucky family to move in and enjoy this half-duplex style, heritage inspired townhome. Offering 3 bedrooms, 2.5 bathrooms, and 1,571 sq/ft with a rarely available parkside setting. The main floor features 9' ceilings, radiant in-floor heat, and a thoughtful and functional floorplan. The lovely front porch entrance leads to a formal living room with gas burning fireplace and an adjacent dining room. The kitchen includes plenty of cupboard and counter space, and opens to an eating area and family room with access to a 268 sq/ft west facing private patio and garden overlooking Inter River Park (with gated access to the playgrounds, fields, and trails!). Completing the main is a 2-piece powder room and direct access to your garage. Upstairs offers 3 bedrooms and 2 bathrooms including a spacious master with walk-in closet and 4-piece ensuite. Seldom available family friendly complex of just 10 homes built by Wedgewood Development. Situated in a central location walking distance to Lynnmour Elementary, near Capilano University, a quick drive to all shopping, with recreation moments from your door, and offering easy access to transit and highway 1.

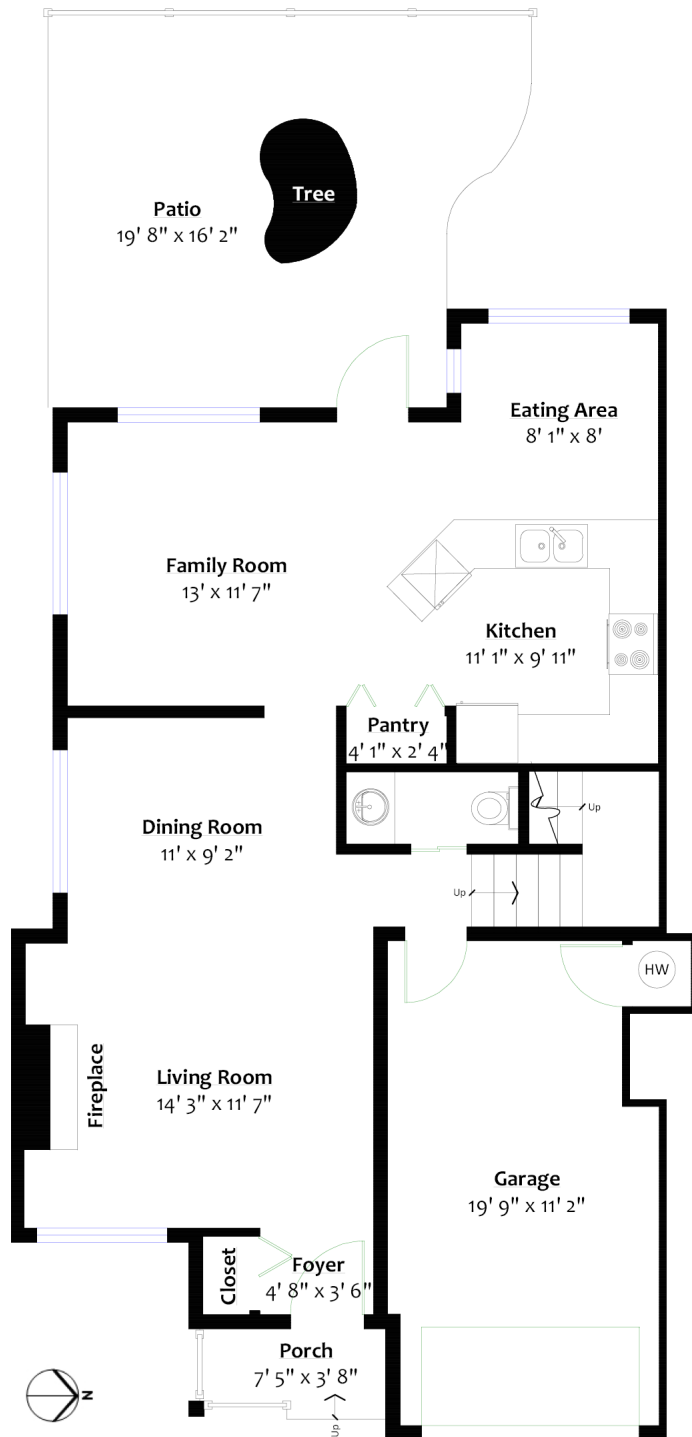
Listed at \$978,000







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

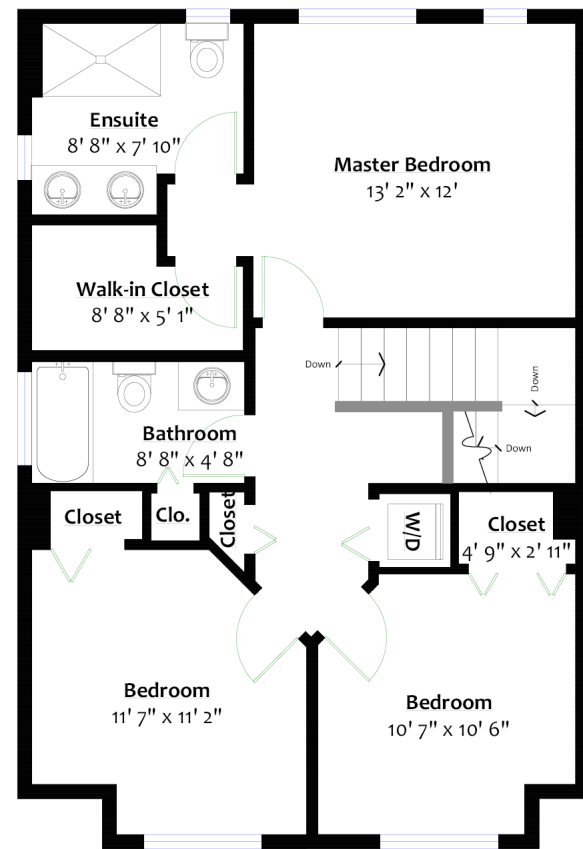


MAIN LEVEL
 Floor Area: 794 Sq. Ft.
 Ceiling Height: 9'

SQUARE FOOTAGE

Main Level:	794 sq/ft	Garage:	222 sq/ft
Upper Level:	777 sq/ft	Mechanical:	10 sq/ft
Total:	1,571 sq/ft	Porch:	26 sq/ft
		Patio:	268 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.



UPPER LEVEL
 Floor Area: 777 Sq. Ft.
 Ceiling Height: 8'