



3634 CARNARVON AVENUE
NORTH VANCOUVER

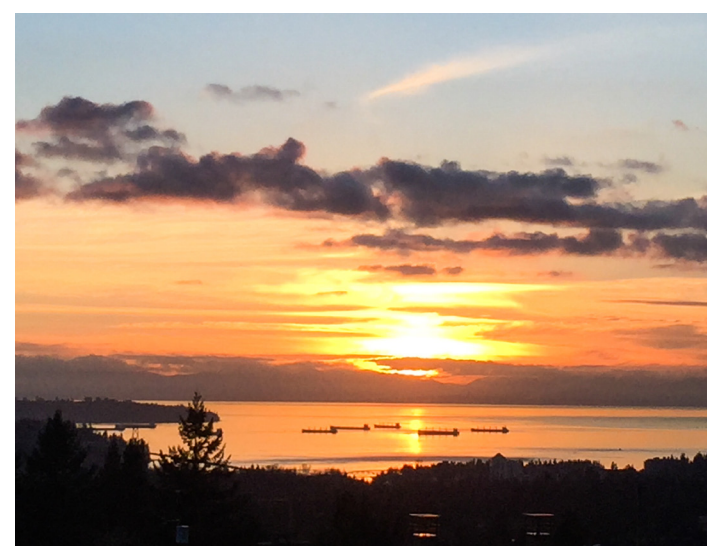
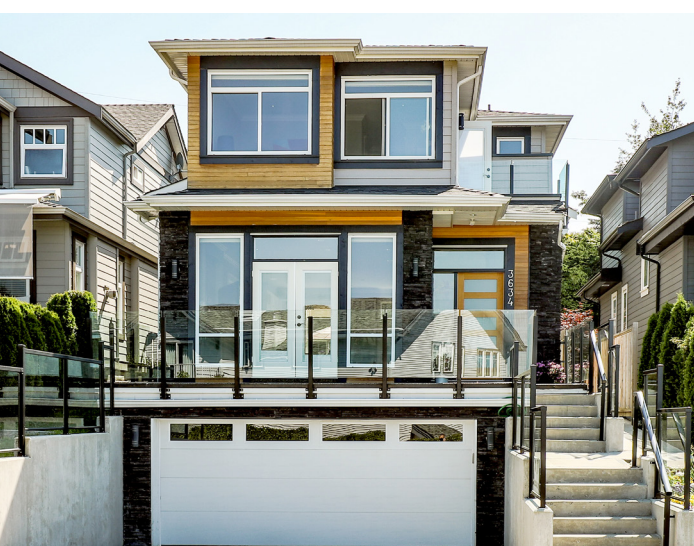
LIKE NEW MALBOROUGH HEIGHTS VIEW HOME

4 Beds | 3.5 Baths | 2,171 Sq/ft

■ Like new city view home in the rarely available and sought after 'Malborough Heights' neighbourhood. Featuring a West Coast Contemporary design with a thoughtful and modern floorplan that showcases the panoramic views of downtown Vancouver, the ocean, and the mountains from both the main and upper level. The main floor offers a functional open plan highlighted by the living room with large picture windows and French doors to a spacious deck great for enjoying the city lights. Offering a chef's kitchen with granite counters, gas cooktop, built-in oven, plenty of cupboard space, and pantry. The adjacent dining room is well sized for entertaining and family living. Completing the main is a den and two piece bathroom. The top floor offers 3 bedrooms, 2 bathrooms including a spacious master suite with balcony, walk-in closet, 4 piece ensuite, and truly lie-in bed views. The finished lower level offers a flexible plan, great as additional living space with rec room, bedroom, and ensuite; or ideal for an easy conversion to a one bedroom suite (includes roughed in plumbing and electrical for kitchen). Features include 10' ceilings on the main, built-in speakers, quality finishings, and the balance of the new home warranty remaining. Set on a low maintenance, city sized lot with a private grassed level backyard, great patio and balcony space, and a double garage. Located just a short walk to Carisbrooke Park, Braemar Elementary School, and close to all Upper Lonsdale amenities including Queensdale Market and Starbucks.

Listed at \$2,098,000

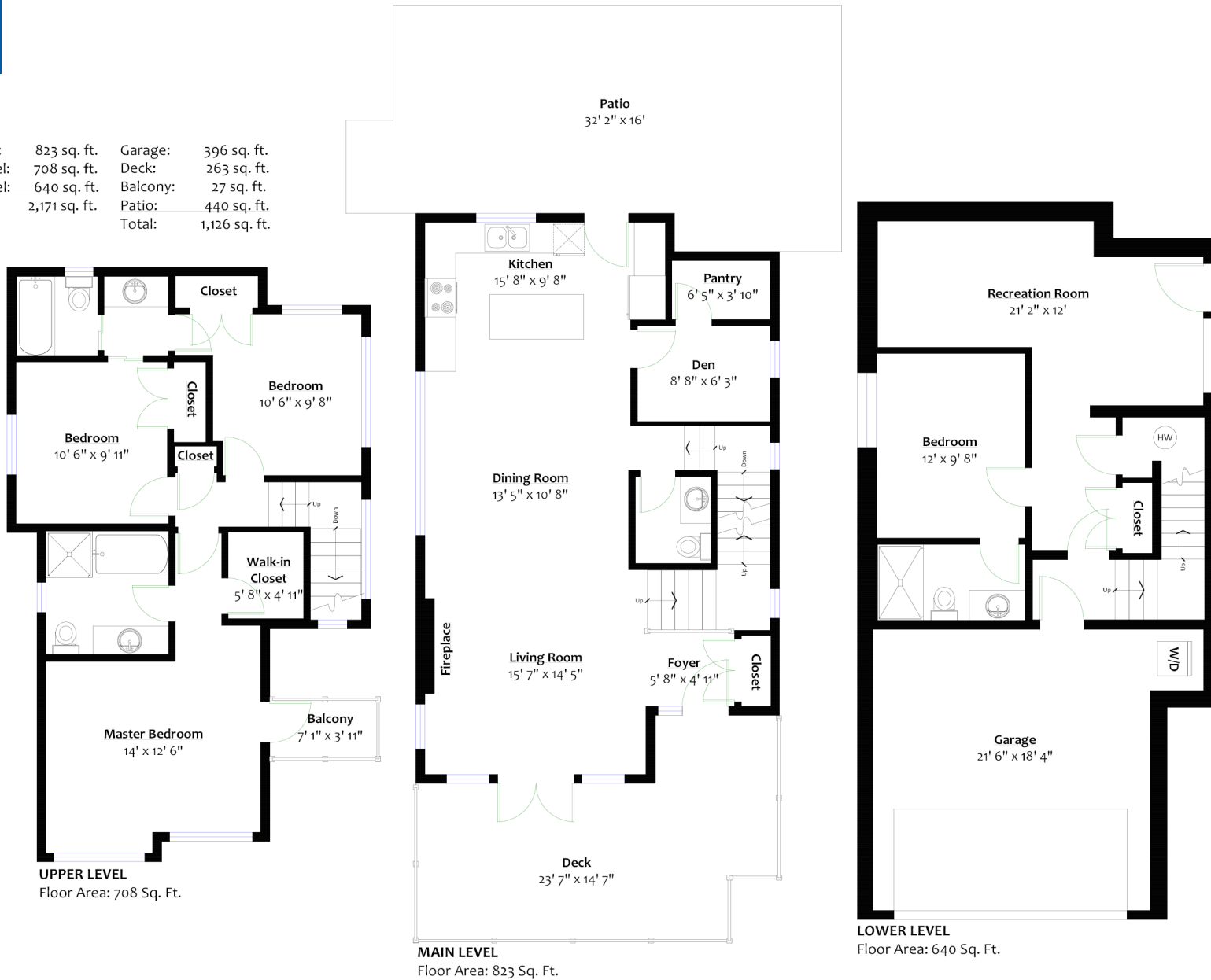






Totals**

| | | | |
|--------------|---------------|----------|---------------|
| Main Level: | 823 sq. ft. | Garage: | 396 sq. ft. |
| Upper Level: | 708 sq. ft. | Deck: | 263 sq. ft. |
| Lower Level: | 640 sq. ft. | Balcony: | 27 sq. ft. |
| Total: | 2,171 sq. ft. | Patio: | 440 sq. ft. |
| | | Total: | 1,126 sq. ft. |



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
RealEstateNorthShore.com