



1562 BOWSER AVENUE
NORTH VANCOUVER

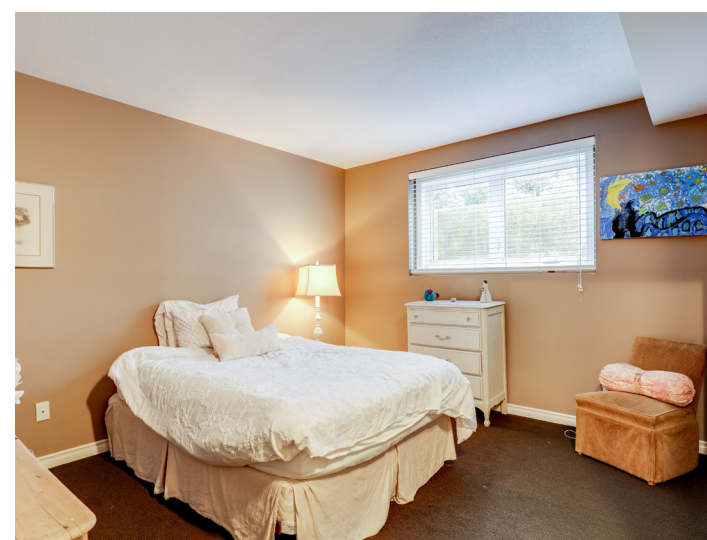
3-LEVEL TOWNHOME IN PEACEFUL AND DESIRABLE ILLAHEE

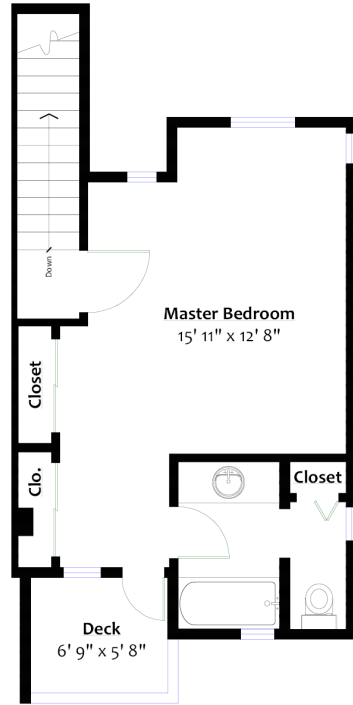
2 Beds | 2.5 Baths | 1,727 Sq/ft

■ Updated 3-level townhome peacefully situated in well maintained and sought after Illahee. Featuring over 1,700 sq/ft across three levels with 2 bedrooms and 2.5 bathrooms, easily converted into a 3 bedroom family home. Greeted by an arched entrance way, the main level offers a bright open plan living and dining space, highlighted by vaulted ceilings and a stone tiled gas fireplace. Oversized windows showcases the 300 sq/ft private fenced yard great for entertaining, pets, and offering direct access to additional street parking. The updated kitchen features white shaker cabinets, granite countertops and Bosch appliances; a 2-piece bathroom completes the main. The upper level offers a spacious master bedroom with lovely vaulted ceilings, private veranda, and well appointed 4-piece ensuite. The fully finished lower offers a second bedroom and a multipurpose flex space which can be easily transformed into a large 3rd bedroom; a 4-piece bathroom, additional storage, and a great sized laundry room. Newer metal roof and vinyl windows throughout, Illahee is at the end of a quiet cul-de-sac, conveniently located near the North Shore Spirit Trail, and just a short walk to dining and groceries, transit, and Norgate Elementary.

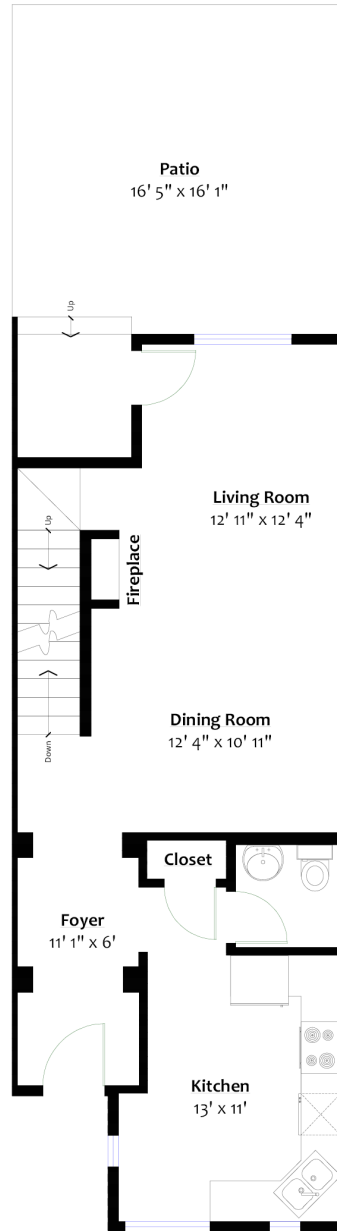
Listed at \$974,000



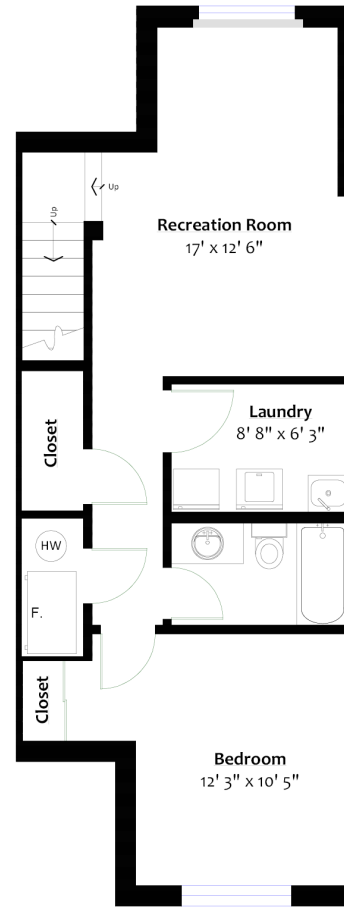




UPPER LEVEL
Floor Area: 417 Sq. Ft.



MAIN LEVEL
Floor Area: 653 Sq. Ft.



LOWER LEVEL
Floor Area: 657 Sq. Ft.

