

# 1136 Grand Boulevard, North Vancouver

\$3,298,000



ZEN BEAUTY blending quality with modern practicality. A custom 4 Bed + 3.5 Bath home on a 61x140 lot, begins thru a professionally landscaped garden, serene water feature, gracious entry door into a 20' high grand foyer w/dbl sided fireplace, skylight & wood ceilings. Main floor perfect w/separate living & family areas, full height windows, Chef's gourmet kitchen & walk out to lrg 662 SF deck w/outdoor gas BBQ cook station. Upper floor feat HUGE primary bedrm, his/her closets & 2 spacious bedrms, all w/ balconies as a personal outdoor retreat. Lower level rec room & sep entry, great for extended family or possible suite. Dbl garage w/xtra high ceiling & workspace. EXCEPTIONAL quality, 2x6 framing, cedar siding, 50 yr fibreglass roof & Viessmann radiant heat. OPEN HOUSE SAT & SUN 2-4PM

## KEY INFORMATION

MLS® R2855957

Residential Detached

Boulevard

4 Bedrooms

4 Bathrooms

4,082 SF

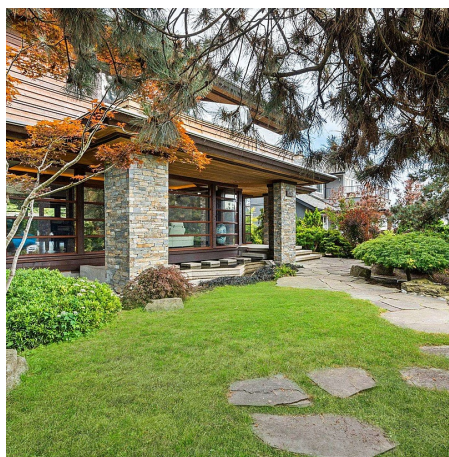
8,574 SF Lot

## FEATURES

Year Built: 2008

Views: GREENBELT & MOUNTAINS

Listed By: rennie & associates realty ltd.



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