

# 2397 Philip Avenue, North Vancouver

\$2,350,000



Welcome to Pemberton Heights, an ideal family home featuring tasteful updates throughout. This 2,400 sq. ft. residence includes two bedrooms and a full bathroom on the main level, along with a spacious kitchen and dining area. The lower level has two additional bedrooms and a full bathroom, with a rec room and laundry space that can be reconfigured as an income suite. Situated on a generous 7,200 sq. ft. lot, the property also includes a detached flex space perfect for a home office or recreation. Conveniently located less than 100 yards from Bonnie Barnes Daycare and Sunflower Preschool, this home is ready for you to move in and enjoy one of the North Shore's finest neighborhoods!

## KEY INFORMATION

MLS® R2935224

Residential Detached

Pemberton Heights

4 Bedrooms

2 Bathrooms

2,354 SF

7,161 SF Lot

## FEATURES

Year Built: 1956

Listed By: Royal LePage Sussex



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