

# 1264 W 21st Street, North Vancouver

\$2,725,000



More than meets the eye! Centred between Capilano Elementary (IB), Cornerstone Bistro, preschool & several daycares; everything PH offers is a few steps in any direction. Entertainer's front yard has turf, built-in gas fire table on front patio & as you walk through the front door you'll find 3BR/2BA, open living/dining/kitchen then out on to your >600ft<sup>2</sup> deck w/ NS mountain views & a private lower deck w/ sunken hot tub & outdoor shower. Perfect home to raise a family in a wonderful community. Downstairs is a guest room, storage, attached garage AND a 4BR basement suite w/ ELEVEN foot ceilings! Rear alley access to an almost 9,000 ft<sup>2</sup> lot w/ room for 6+ cars, RV, storage, toys, & laneway house potential, all tucked in to beautiful mature trees. Its like being on vacation in your own home.

## KEY INFORMATION

MLS® R2943222

Residential Detached

Pemberton Heights

8 Bedrooms

5 Bathrooms

3,266 SF

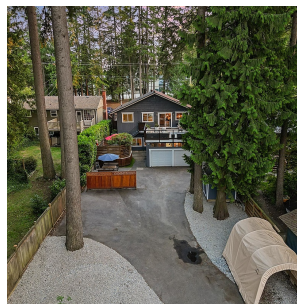
8,966 SF Lot

## FEATURES

Year Built: 1968

Views: North Shore Mountains

Listed By: Royal LePage Sussex



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