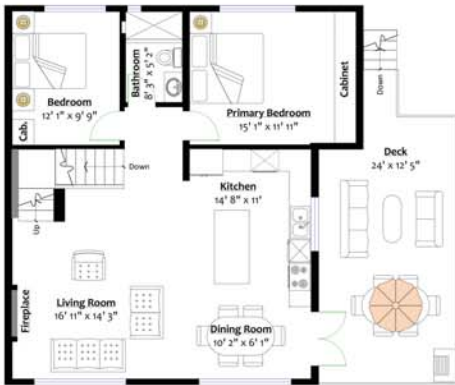


2874 DOLLARTON HWY NORTH VANCOUVER, B.C.

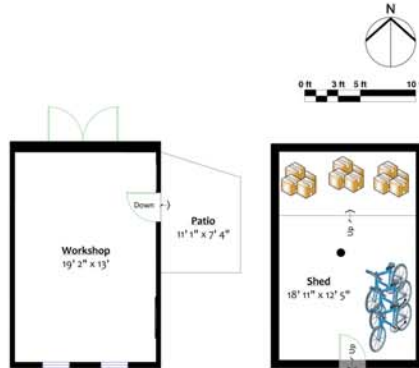
Main Level:	1,024 sq. ft.	Deck:	299 sq. ft.
Upper Level:	560 sq. ft.	Garage:	255 sq. ft.
Lower Level:	999 sq. ft.	Upper Deck:	400 sq. ft.
		Lower Entry:	50 sq. ft.
Total:	2,583 sq. ft.	Patio:	73 sq. ft.
Workshop:	288 sq. ft.	Shed:	281 sq. ft.
Grand Total:	2,871 sq. ft.	Total:	1,358 sq. ft.



UPPER LEVEL
Floor Area: 560 Sq. Ft.
Ceiling Height: 7' 11"



MAIN LEVEL
Floor Area: 1,024 Sq. Ft.
Ceiling Height: 7' 11"



WORKSHOP
Floor Area: 288 Sq. Ft.
Ceiling Height: 7' 11"

DETACHED SHED
Floor Area: 281 Sq. Ft.
Ceiling Height: 7' 2"



LOWER LEVEL
Floor Area: 999 Sq. Ft.
Ceiling Height: 7' 9"

WELCOME HOME



2874 DOLLARTON HWY
NORTH VANCOUVER, B.C.



Peter Kalicki
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** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. EAOI Issued for 14 days only.



FEATURES	
BEDROOMS	6
BATHROOMS	4
PARKING SPOTS	6
GARAGE	1
LOT SIZE	6,084.84 SQFT
FLOOR SPACE	2,871 SQFT
PATIO & DECK SPACE	699 SQFT
STORAGE ROOM SPACE	281 SQFT
HEATING	BASEBOARD / HEATPUMP
COOLING	AIR-CONDITIONING
FIREPLACE	1 ELECTRIC
COOKING FUEL	NATURAL GAS
FLOORING	ENGINEERED HARDWOOD
ZONING	RS4
TAXES	\$6,753.63 (2022)
OWNERSHIP TYPE	FREEHOLD
ELEMENTARY SCHOOL	SEYMOUR HEIGHTS
SECONDARY SCHOOL	WINDSOR
AMENITIES NEARBY:	EVERYTHING!
VEWS	OCEAN

Nature lover's oasis!

This spectacular, fully re-imagined home is your own slice of paradise. Updated from the ground up to the top level 400 sqft sundeck, you will never want to leave. An entertainer's delight, featuring panoramic ocean views, chef's kitchen with stainless Bosch appliances, covered 299 sqft deck for year round gatherings, A/C, heat-pump, hot-water on demand / heating & more!

2 bedrooms on every level, including the legal suite on the ground level, make this perfect for the multi-generational family. The fully-fenced backyard is a tranquil garden haven that leads you to the David Suzuki Foundation, CWF & NWF certified Butterflyway Lane!

An additional, detached 288 sqft bonus room sits perched atop your 281 sqft storage room. There is ample space to park & store your toys on the large driveway, in the garage, or the rear lane parking area too. Conveniently located close to shopping, transit, schools, recreation & the bird sanctuary! What are you waiting for?

Welcome home.

