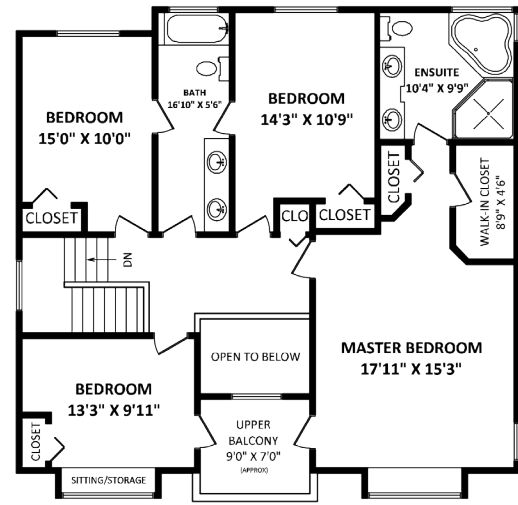
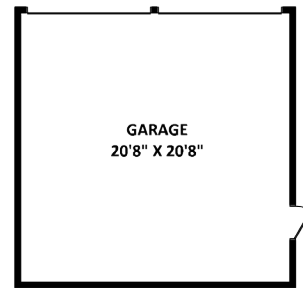
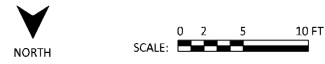


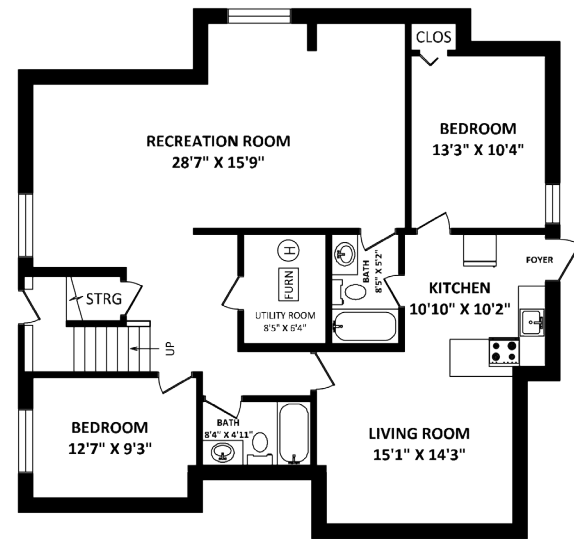
# 309 E 26<sup>th</sup> Street, North Vancouver

TOTAL FINISHED AREA: 4322 SQ.FT.

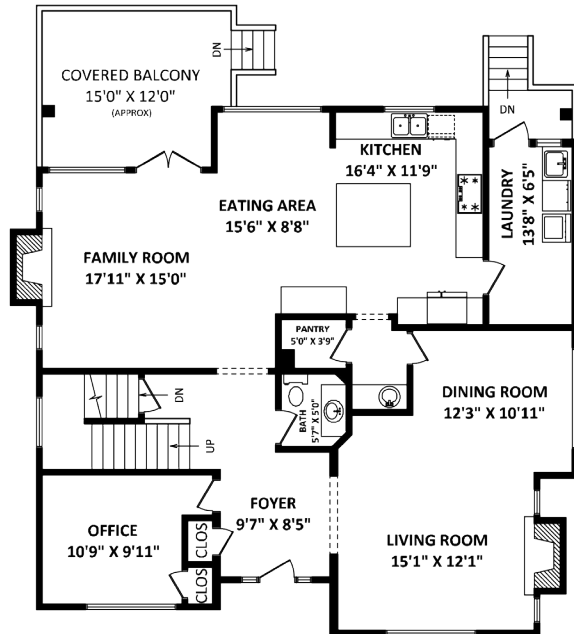
OTHER AREA(S)  
 GARAGE: 462 SQ.FT.  
 COVERED BALCONY: 182 SQ.FT.\*  
 UPPER BALCONY: 70 SQ.FT.\*



UPPER FLOOR: 1280 SQ.FT.



LOWER FLOOR: 1508 SQ.FT.



MAIN FLOOR: 1534 SQ.FT.



## 309 E 26<sup>th</sup> Street, North Vancouver



### Timely Results. Always.

A remarkable fine Craftsman Styled home built by Noort in 2008 in this great Upper Lonsdale neighborhood. Offering over 4300 sq ft of quality living inc entertaining size kitchen with Bertazzoni 6 Burner gas stove/ oven, large island plus wine bar and walk in- pantry. Main floor offers H/W floors thru-out inc private den as well as a formal dining room, and a large family room off the kitchen overlooking the sun soaked bbq deck. Upper floor offers 4 large bedrooms and 2 full baths. Lower level offers a large recroom, mediaroom and room for the inlaws. This home is in immaculate condition in an incredible neighborhood of excellent schools, shopping and fine dining steps to Lonsdale and the highway yet far enough away.



#### Features

Price:	\$1,749,000
Year Built:	2008
Type:	Detached Home
Style:	2 Storey w/Bsmt
Frontage:	54.5 ft

Lot Area:	6251 ft <sup>2</sup>
Bedrooms:	6
Bathrooms:	Full: 4 Half: 1
Size:	4322 ft <sup>2</sup>

Please contact Cosmo Valente, 604-209-1475, for specifications.  
 This communication is not intended to cause or induce breach of an existing agency agreement.



604-209-1475 **Cosmo VALENTE**

www.cosmovalente.com

