

A Perfect Location

just 10km or 20 mins from downtown - read more below



Only a minutes walk from the shops and services of Central Lonsdale and a short 10km drive to down-town Vancouver makes this town home perfect for busy professionals Also an ideal family home, with some of the best schools on the North Shore only minutes away. Enjoy a short commute, and an afternoon stroll along Grand Boulevard in a location that is fast becoming a choice location, and a genuine hot-spot in greater Vancouver.

Walk to:

Public Transport	1 min
Lions Gate Hospital - Incuding E/R	1 min
Central Lonsdale - shops, restaurants, banks & services	2 min
Grand Boulevard Park	3 min
Mahon Park	5 min
Gym & Rec Center	10 min
Queensbury Elementary School	10 min
Lonsdale Quay - Seabus	20 min

Drive to:

Central Lonsdale - shops, restaurants, banks & services	1 min
Highway 1 - Trans Canada	2 min
Lonsdale Quay	5 min
Capilano Shopping Mall	5 min
Lions Gate Bridge	10 min
Stanley Park	15 min
Downtown Vancouver	20 min
Whistler	90 min



Call Greg Paddy Today on 1 (778) 822-5012



FOR SALE

313 - EAST 15TH STREET - NORTH VANCOUVER
3 Bedroom - 3 Full Bathroom - 1508 s.ft Luxury Townhome



Welcome to 313 East 15th Street North Vancouver

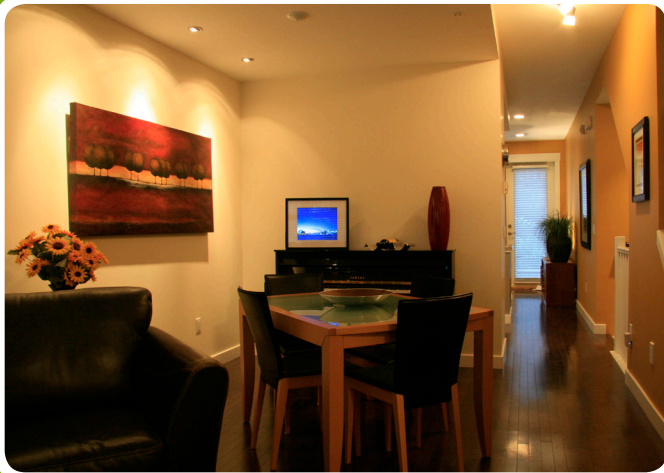
This new luxury townhome in the heart of central Lonsdale offers luxury and lifestyle at exceptional value. This home offers private steet level entry, direct access to **two car underground parking stalls**, plus luxury living over 3 floors. The Central Lonsdale area of North Vancouver is becoming **one of the most desirable locations in Greater Vancouver**, with its close proximity to the city, and a world of activities right at the doorstep. The North Vancouver property market continues to show positive momentum making this townhome a sound investment in a true growth area.

Exceptionally Well Priced at \$739,000



Gourmet Kitchen

A chefs delight ! - this spacious luxury kitchen offers every convenience. Premium gas range, overhead microwave, stainless steel fridge and ultra-quiet dishwasher. Solid granite counters, under mount sink, built in water filtration, industrial garburator and halogen counter lighting are but few of the conveniences. Plus enjoy the delight of heated solid hardwood floors and beautiful south facing french doors.



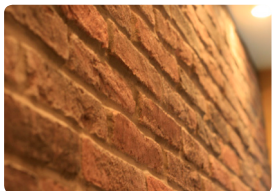
Luxury Living

Quality and luxury abound, from the magnificent fire place to the professionally designed custom lighting this is a townhome above the average. Enjoy flexible living spaces, featuring both a living room and family room - fully wired for surround sound. Offering both north and south exposure, french doors, radiant floor heating, 9 feet ceilings, and a vaulted master bedroom - luxury abounds.



Premium Extras

During construction the owners made numerous custom upgrades to this unique townhome. Including an enormous walk-in luxury closet by california closets and hand-placed brick masonry in the family room. The lighting is fully automated by Smarthome® with dimmers throughout. The main floor and basement features premium solid hardwood floor that is unique to this home.



Standard Luxury Features

- radiant heated floors on main level
- granite counter tops in kitchen and bathrooms
- stainless steel appliances
- gourmet gas range with overhead microwave
- built in water filtration system
- 9 foot ceilings on lower and main floors
- valuted ceiling in master bedroom
- wired for surround sound
- 2 full walk in showers and deep soaker tub
- direct access to 2 underground parking spaces
- rain shower in master bath
- external rain water tank to collect fresh water
- full irrigation and landscaping
- undermount sink
- large in-home storage
- solid wood cabinetry throughout
- high-efficiency fire place
- built in smoke, CO2 and fire systems

built in 2008
the home is
fully covered
by a 2-5-10
Warranty

Custom Upgrades

- solid real hardwood upgrades throughout main floor, kitchen and lower floor bedroom
- upgraded 100% real wool carpet
- custom recessed halogen lighting throughout
- smarthome home automaoation system including dimmers on all main level lights
- custom brick masonry in kitchen/family room
- premium ducted vacuum system
- fully installed security system including motion and door / window sensors
- 2nd parking spot - giving you 2 direct-access underground parking stalls
- spectacular walk in closet - custom built with every conceivable upgrade and accessory
- designer paint throughout
- high-end front loading washer and dryer



Floor Plan

Offering **over 1500 square feet of living space** this unique floor plan is as flexible as it is spacious. The basement (with bright above ground windows) can be readily used as either a full 3rd bedroom, or a perfect media or games room. The basement also features a full 3rd bathroom, full laundry room, and cavernous storage - plus direct access to the secured underground parking with 2 private stalls. The main floor offers the luxury of separate living and family rooms, plus a centrally located kitchen perfect for entertaining. The south facing patio is ideal for outdoor living with ample room for BBQ and private garden. The upper floor enjoys beautiful views of the North Shore mountains from the spacious master bedroom. The custom walk-in closet is a central feature as are the 2 full luxury bathrooms offering a walk-in-shower and a deep soaker tub.

