



Presented by:
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Active
R3127845
 Board: V
 House/Single Family

2221 BOWSER AVENUE
 North Vancouver
 Pemberton Heights
 V7P 2Z1

Residential Detached
\$2,599,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,599,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1981**
 Frontage(feet): **50.00** Bathrooms: **4** Age: **45**
 Frontage(metres): **15.24** Full Baths: **3** Zoning: **RSPH**
 Depth / Size: **113** Half Baths: **1** Gross Taxes: **\$6,787.35**
 Lot Area (sq.ft.): **5,661.00** Rear Yard Exp: For Tax Year: **2025**
 Lot Area (acres): **0.13** P.I.D.: **009-455-884** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: ;
 Complex/Subdiv: **Pemberton Heights**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Other, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: **Completely** Reno. Year:
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Natural Gas, Wood** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas, Wood** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Asphalt**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT A, BLOCK 14, PLAN VAP9816, DISTRICT LOT 764, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 2**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Range Top**

Finished Floor (Main):	1,346	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	939	Main	Living Room	19'6 x 13'6	Below	Kitchen	11'6 x 8'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'4 x 11'6				Main 2
Finished Floor (Below):	719	Main	Kitchen	12'10 x 11'8				Above 4
Finished Floor (Basement):	0	Main	Nook	7'4 x 11'7				Above 5
Finished Floor (Total):	3,004sq. ft.	Main	Foyer	10'6 x 7'2				Below 3
Unfinished Floor:	0	Main	Family Room	11'10 x 13'9				
Grand Total:	3,004sq. ft.	Main	Den	8'9 x 8'10				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14'7 x 11'10				
Suite: Licensed Suite		Above	Bedroom	11'11 x 11'9				
Basement: Fully Finished		Above	Bedroom	11'3 x 13'8				
		Below	Bedroom	9'7 x 12'8				
		Below	Bedroom	9'8 x 8'1				
		Below	Living Room	12'6 x 14'0				

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Oakwyn Realty Ltd.** Real Broker

Tucked away on a tree-lined cul-de-sac in sought-after Pemberton Heights, this architecturally curated luxury reno blends West Coast design w/ elevated modern living. Every detail has been thoughtfully designed w/ stunning lines, warm textures, & refined high-end finishes throughout. The bright main level offers an inviting living room with a cozy wood-burning fireplace, alongside an elegant kitchen, dining area, and family room or office. Upstairs features 3 bedrooms & 2 baths, including a primary retreat with a walk-through closet and access to an incredible sun-drenched deck complete with wet bar, perfect for entertaining. Lower level offers a beautifully finished sun-filled 2-bedroom Airbnb suite generating \$50K+ annually. This home is truly remarkable.