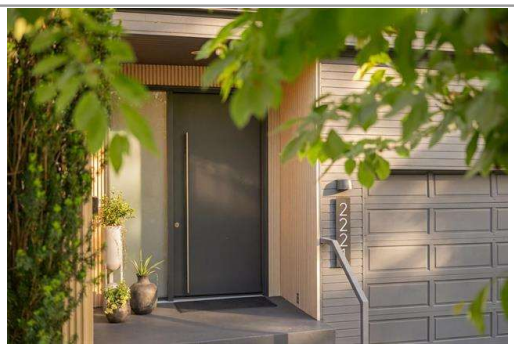


Presented by:
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Active
R3185070
Board: V
House/Single Family

2221 BOWSER AVENUE
North Vancouver
Pemberton Heights
V7P 2Z1

Residential Detached
$2,499,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$2,499,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	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: **3** 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), Fenced Yard**
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: **Laminate, 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**
Finished Floor (Above):	**939**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**719**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,004 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,004 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

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

Floor	Type	Dimensions
Main	**Living Room**	**19'6 x13'6**
Main	**Dining Room**	**17'4 x11'6**
Main	**Kitchen**	**12'10 x11'8**
Main	**Nook**	**7'4 x11'7**
Main	**Foyer**	**10'6 x7'2**
Main	**Family Room**	**11'10 x13'9**
Main	**Den**	**8'9 x8'10**
Above	**Primary Bedroom**	**14'7 x11'10**
Above	**Bedroom**	**11'11 x11'9**
Above	**Bedroom**	**11'3 x13'8**
Below	**Bedroom**	**9'7 x12'8**
Below	**Flex Room**	**9'8 x8'1**
Below	**Living Room**	**12'6 x14'0**

Floor	Type	Dimensions
Below	**Kitchen**	**11'6 x 8'4**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**4**
Above	**5**
Below	**3**

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

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

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. This home is truly remarkable.

RED Full Public
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