

**\$1,448,000**

**6-BEDROOM CRAFTSMAN HOME WITH LEGAL SUITE**

**V939429**

**819 EAST 6TH STREET, NORTH VANCOUVER**

**2008 rebuild on 1951 foundation.** Amazing quality: crown molding, deep baseboards, inlaid dark oak hardwood floors, chef's kitchen with stainless steel appliances, gas stove, granite counters, dark shaker cabinets with soft-close hinges.

Awesome layout with family room upstairs provides quiet separation from the suite. Formal living room downstairs for entertaining. Master suite with large WIC, jet tub, rain shower, heated floors, double granite vanity. Sunny south-facing balcony with views to Burrard

Inlet and 2nd Narrows. Large, flat yard, irrigation, 3-car garage (2&1) and parking pad. Storage room beside suite. Large, bright, 1-bedroom suite with separate entry can be converted to 2 bedrooms for add'l \$\$\$\$. Suite was rented \$1,600/month. Just 15 minutes to Downtown.

FLOOR	ROOM	DIMENSIONS
Main	Living Room	17' x 14'
Main	Kitchen	12' x 12'
Main	Dining Room	12' x 9'
Main	Bedroom	12' x 12'
Main	Bedroom	12' x 10'
2nd	Master Bedroom	16' x 14'
2nd	Bedroom	14' x 10'
2nd	Bedroom	9' x 9'
2nd	Family Room	17' x 12'
2nd	Walk-in Closet	10' x 5'
Bsmnt	Living Room	18' x 12'
Bsmnt	Kitchen	10' x 10'
Bsmnt	Bedroom	18' x 9'
Bsmnt	Eating Area	10' x 8'
Bsmnt	Den	11' x 7'
Bsmnt	Storage	8' x 4'
Bsmnt	Laundry	9'3" x 6'



**Floor Area (SqFt): 3,058**

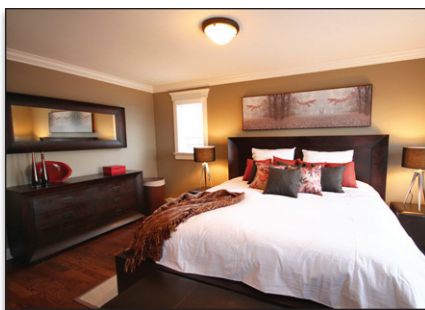
**Lot Size (SqFt): 6,850**

**Flooring: Hardwood, Carpet, Tile**

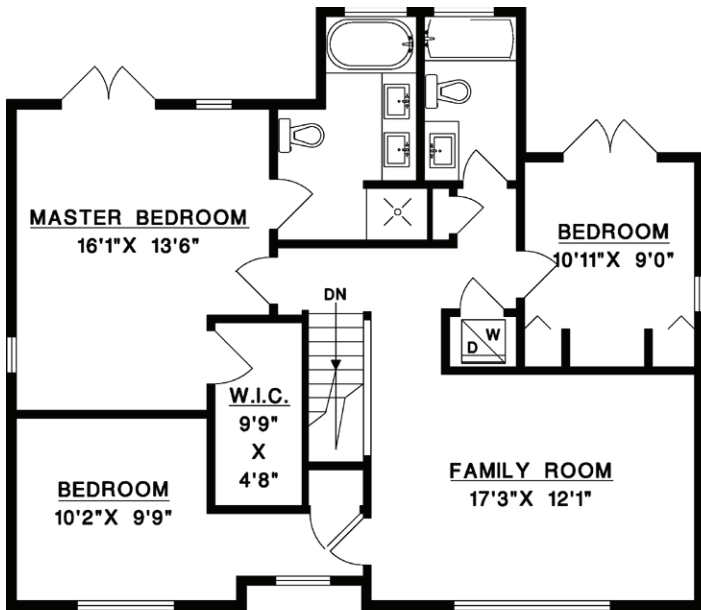
**Garage: 3-Car (2&1) + parking pad**

**Basement Suite: Legal, separate entry**

**Taxes: \$5,879.76 (2011)**

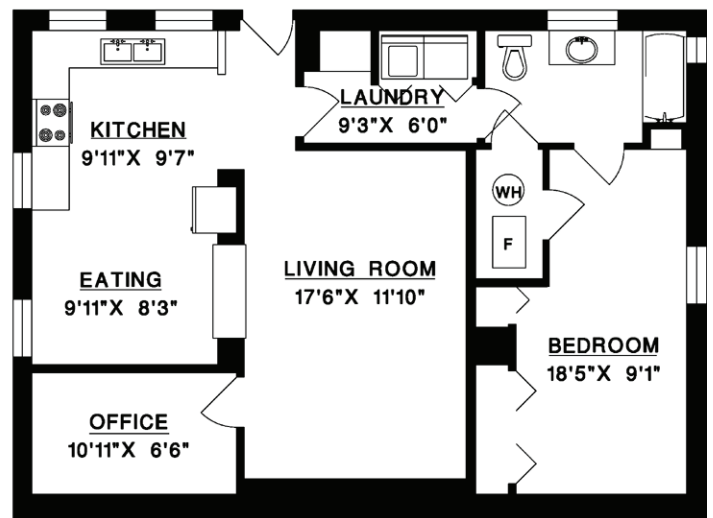
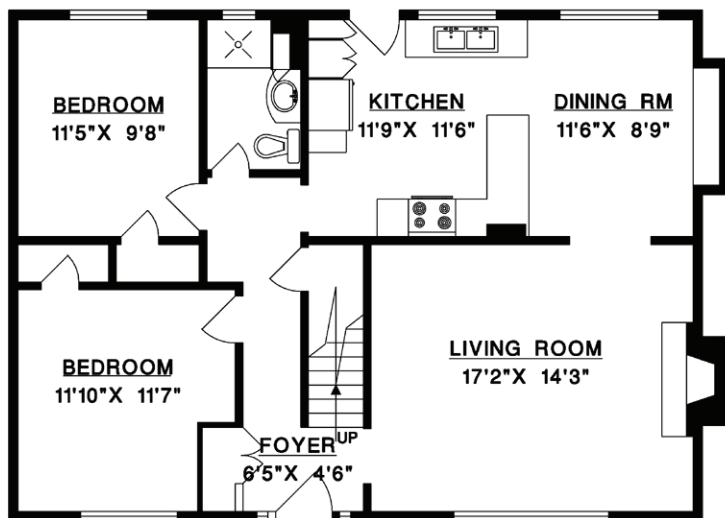


# FLOORPLAN



819 EAST 6TH STREET  
NORTH VANCOUVER

MAIN FLOOR 1,009 SQ.FT.  
UPPER FLOOR 1,033 SQ.FT.  
LOWER FLOOR 1,009 SQ.FT.  
TOTAL 3,051 SQ.FT.



## BASEMENT SUITE

