

YOUR NORTH SHORE EXPERTS

MEET GRANT GARDNER

PERSONAL REAL ESTATE CORPORATION



At 18 years old, Grant's interest in Real Estate began with a Government Grant and a pink mobile home. As Grant launched into adulthood, his ability to **Renovate - Develop - Invest** turned into an intuitive love for Real Estate. Gone were the days of logging and construction work in Squamish!

In 1987 Grant, began to make a name for himself as one of the top Realtors on the North Shore. His accomplishments and experiences stand out among the best in the business to this day. He recently added the Royal LePage Diamond Award to his many achievements that include MLS Medallion Club and Top 10%, Leading Edge, Presidents and Chairman's Circle Awards.

Grant happily shares his vast knowledge and personal experiences with you to enrich your real estate needs. For Grant it's more than a real estate transaction. It's about making a positive difference in your life. Grant and his family have volunteered, donated, sponsored and watched over North Vancouver for over 30 years. This is HOME!

INFO@GRANTGARDNER.COM 604.250.4351

MEET NICOLE CANNON

PERSONAL REAL ESTATE CORPORATION



Nicole's warm and personable style to the real estate process is appreciated by her clients. She brings comprehensive knowledge of Vancouver's attached housing market to the Grant Gardner Team. Her talent and passion for interior design is a benefit to her clients, helping them envision a home tailored to their style and needs. Nicole increases the value of her client's homes by sharing ideas for strategic home updates. Her dedication and love of helping others is what motivates her to provide unparalleled service and results for clients. A long time volunteer for Big Sisters, Nicole believes being a good neighbour involves charity and service to the community.

"We all win when you feel happy and comfortable in your new home."

INFO@GRANTGARDNER.COM 778.989.8784

WWW.GRANTGARDNER.COM

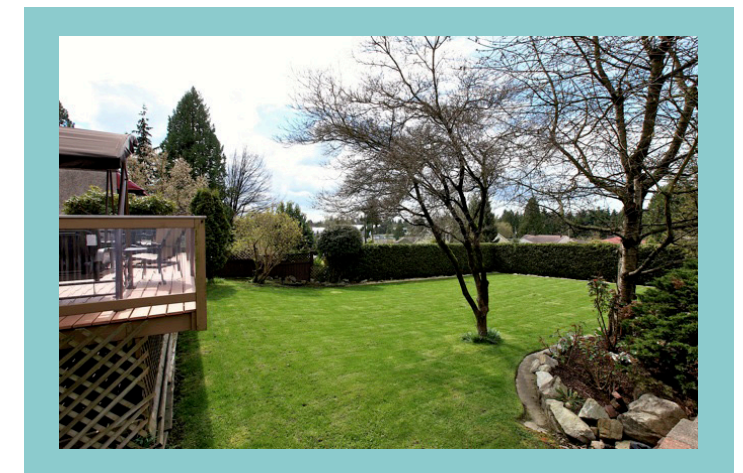
Learn more about this home: info@grantgardner.com

604 990 6468     @TheGGardnerTeam



357 WEST 24TH STREET

FAMILY LIVING IN A CHARMING HOME



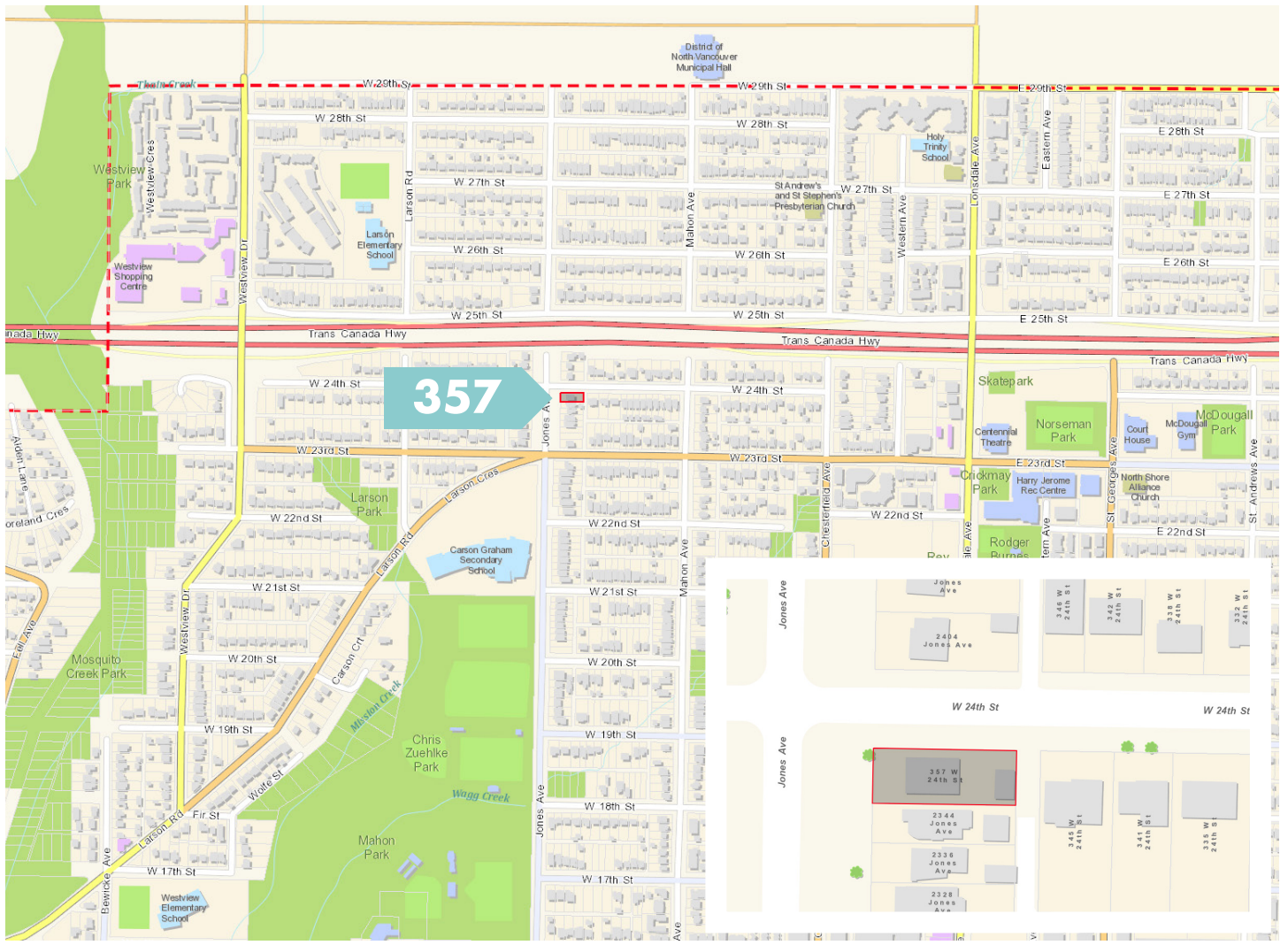
GRANT GARDNER TEAM

— Connect Strategize Negotiate —

357
WEST 24th STREET
North Vancouver

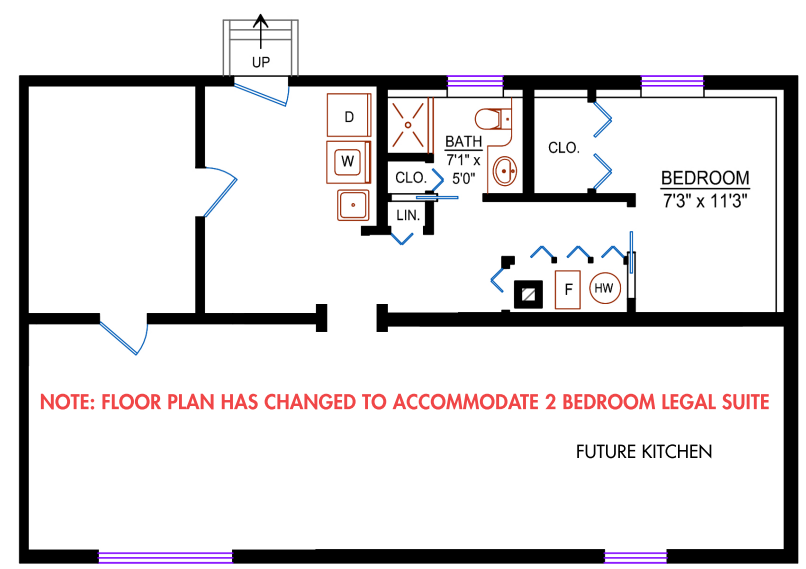
\$1,479,900

- Bedrooms: 3
- Bathrooms: 2
- Parking: 5
- Floor Space: 2,019 sq ft
- Lot Size: 5,520 sq ft (14 x 36.6)
- Taxes: \$4,388.04

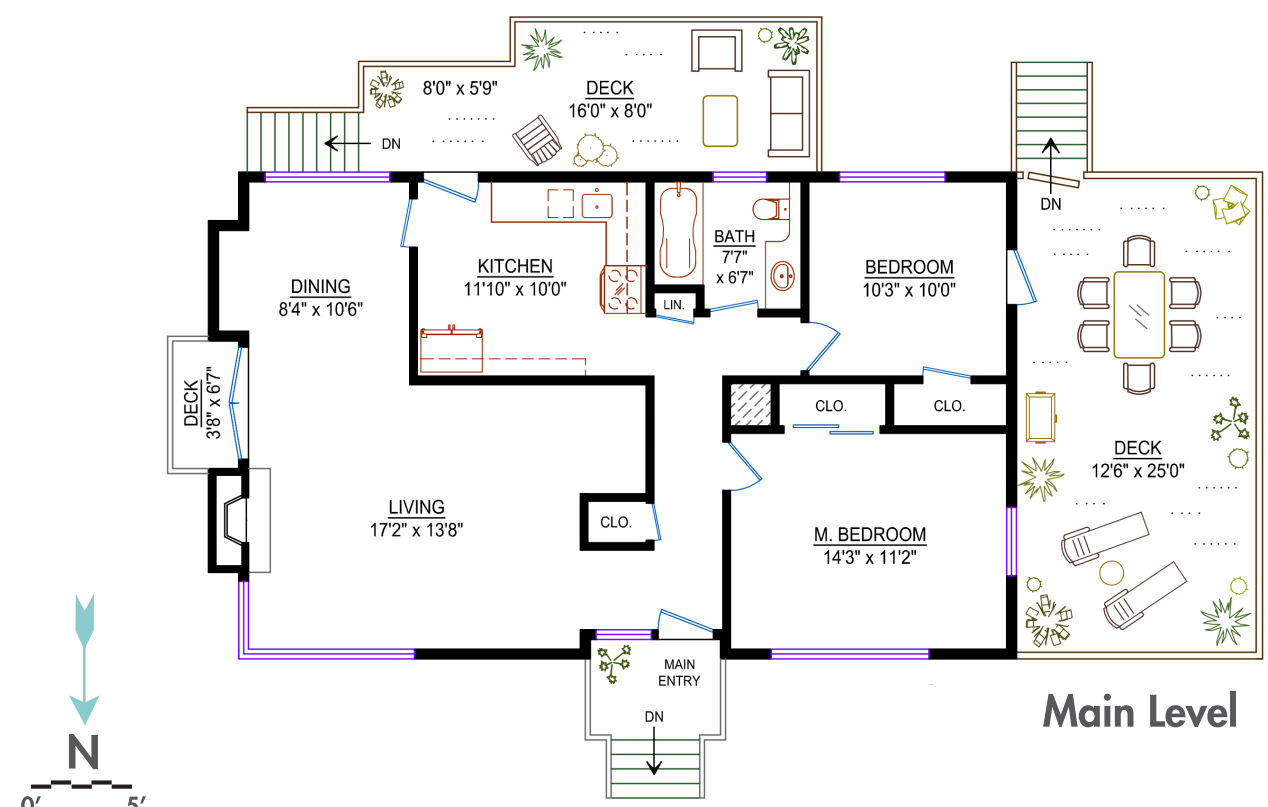


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WEST 24th STREET
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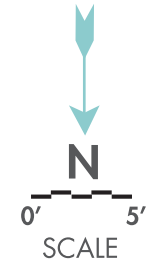
- Main Level: 1,011 sq. ft.
- Lower Level: 800 sq. ft.
- Total Finished Area: 1,811 sq. ft.
- Unfinished Lower Level: 208 sq. ft.
- Total Floor Area: 2,019 sq. ft.
- Deck - West: 313 sq. ft.
- Deck - South: 170 sq. ft.
- Deck - East: 24 sq. ft.



Lower Level



Main Level



This floor plan is for illustration purpose only. All dimensions should be considered approximate.

Central Lonsdale



Trendy Restaurants & Cafés



Chris Zuehike Memorial Park



10 minutes to Grouse Mountain



Whole Foods Market Coming Soon



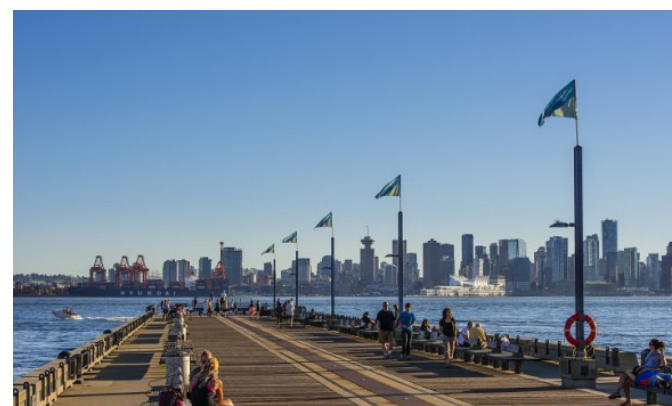
Harry Jerome Community Centre



Centennial Theatre of Performing Arts



20 minutes to Downtown Vancouver



10 minutes to the Lonsdale Quay

Feel At Home In A Park-like Setting

A Place to Gather

Hosting guests has never been more gracious in a spacious open plan living & dining area with a cozy river rock fireplace that creates a welcoming ambience.

RV's Welcome

Utilize the sizable boulevard for additional parking, fit for a 32' RV or boat. Invite out of town guests or connect your own RV with full hookups on the property.

The Suite Life

The legal 2 bedroom suite is 60% complete with all of the permits secured. This completely separate living space has been sound proofed between the suite & main level.

Neighbourhood Activities

Close to the prominent Carson Graham Secondary School, Chris Zuehike Memorial Park trails & a short walk to dinner & cocktails on Lonsdale Avenue.

Cooking In The Kitchen

Looking out to one of the spacious decks, this functional & practical kitchen has space for a breakfast table & offers plenty of storage in the natural wood cabinetry.

A Smart & Efficient Home

A new efficient boiler is connected to wifi for remote use. The 80 gallon hot water tank gives virtually unlimited hot water. Living Room blinds are programmable with wifi.

Enjoy The Outdoors

Enjoy the splendours of indoor-outdoor living with 3 decks! The largest west facing deck overlooks the expanse of the yard & has natural gas hookup perfect for al fresco dining.

Additional Features

- Garage is powered for easy carriage house conversion
- 2 Separate washers & dryers • Alarm system • New roof in 2012 • Alley is leased to the city for \$300/3 years





FOR COOKING

Effortless dining & endless entertaining



FOR SOCIALIZING

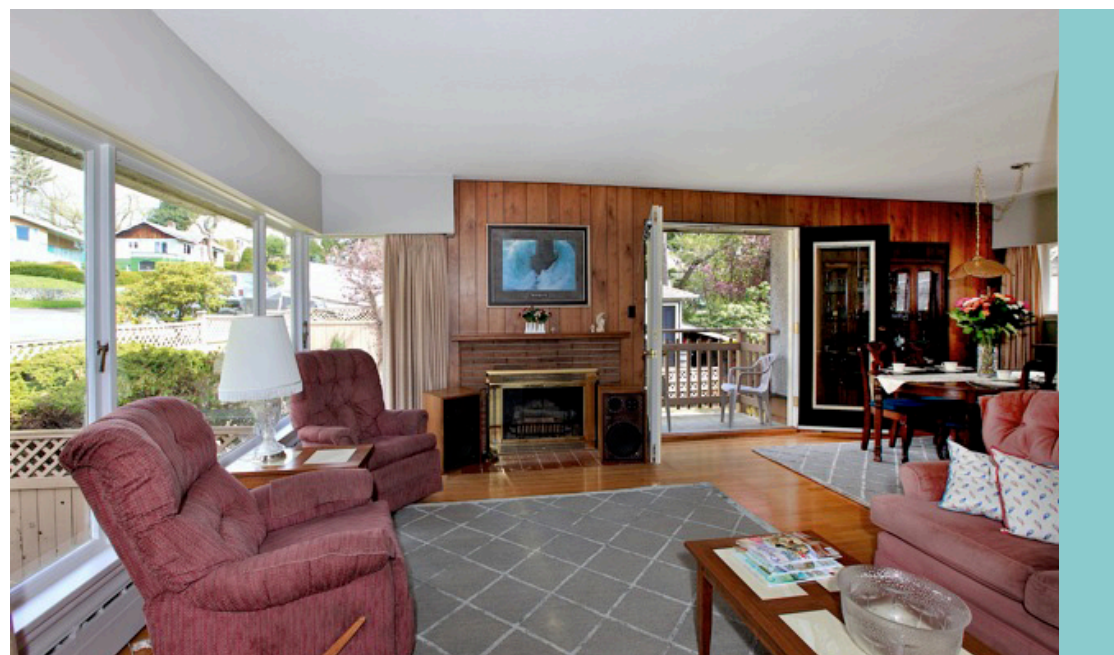
Memorable meals with a taste of the outdoors

TRANQUIL OUTDOOR LIVING



FOR RELAXING

An atmosphere of serenity & sophistication



FOR LIVING

The perfect balance of relaxation & charm



LIVING ON NATURE'S EDGE