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**CENTURY 21 In Town Realty**  
421 Pacific Street  
Vancouver, BC  
V6Z 2P5

2310 Mahon Avenue, North Vancouver, BC, V7M 2V2, Canada

MLS®# R2560928



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<b>Property Value</b>	sold for sold for \$2,185,000
<b>Type</b>	House
<b>Style</b>	2 bed 1 bath mortgage helper. Rancher/Bungalow w/Bsmt.
<b>Parking</b>	Double Garage
<b>Year Built</b>	1958
<b>Taxes</b>	\$4,905.59 (2020)
<b>Living Area</b>	2,748 sq.ft.
<b>Lot Frontage</b>	48 ft
<b>Lot Depth</b>	120 ft
<b>Lot Size Area</b>	5,760 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full

## Description

This property has it all! Both the location and the house are 10's! Completely turn key Central Lonsdale fully renovated home inside and out. This layout offers 2 master bedrooms (with ensuites and walk in closets) and a 3rd large bedroom with tons of storage and closet space. Great flow with open kitchen cascading through French doors onto your sun drenched patio.

The backyard is a paradise offering ample space, a grass area for the kids, vegetable garden and easy access to the fully charged double car garage with built in wine fridge/bar-kitchen, at home gym, stereo system and built in storage units. The garage opens up onto a private back lane perfect for street hockey and basketball! Impressive features include original refinished hardwood floors, crown mouldings, gas fireplace, gas stove, vaulted ceilings and natural light from every room in the house!

**BONUS** - Brand new, 2 bedroom suite with separate entrance and laundry on lower level (never lived in). This home is perfectly perched on a SW facing lot to maximize light and sun exposure. Showings start April 9th by appointment. Open House by appointment Sat/Sun April 10th + 11th 2-4pm.





