# 759 Handsworth Road | North Vancouver

## Features



- Post & beam bungalow style home built in 1958
- Top floor added in 1982 by the previous owner
- Main and Top floors taken back to the studs in 2006 – all wiring, plumbing, insulation and windows (except windows in two bedrooms were not replaced)
- Walk-out basement level taken back to the studs in 2010 – all wiring, plumbing, insulation plus the floor plan was reconfigured and all new windows and doors
- Gorgeous 12,805 sf south side lot located on a “bench” with southwest exposure and all day sun
- Privacy and water views of Georgia Straight and Vancouver Island
- 5 minute walk to Canyon Heights Elementary School
- 15 minutes to Handsworth High School
- Walkable to Edgemont Village
- Only 3 owners in 64 years
- Flooring redone in the basement in 2019
- Furnace new in 2007
- Roof – Torch on - 2014
- Hot Water – on demand 2007



## Main Floor

- Vaulted ceilings in the living and dining rooms
- Brazilian Hardwood Flooring throughout the main floor
- Heated floors in the kitchen
- Raised bar island with seating - granite counters - stainless steel appliances
- Eclipse folding doors open along the back of the home off the kitchen
- Huge two tier Trex deck with access to the backyard
- Main floor laundry room with granite counters and great storage
- Mud room direct off the garage with custom locker system for the busy family
- Custom built-in sound system with Klipch speakers including in the family room
- Family room off the kitchen with vaulted ceiling and a sliding carved pocket door carved by Reg Davidson
- Heated floors in the powder room
- Double Garage with storage



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## Upper Floor

- Spacious Master with vaulted ceiling and a gas fireplace
- Five piece master ensuite with heated floors and skylights
- Custom organized walk-in closet
- French doors open onto a s/w facing private deck
- Second large bedroom up has sliding door access to the private deck
- Laundry shoot down to main floor laundry room



## Lower Level

- Spacious Master with vaulted ceiling and a gas fireplace
- Five piece master ensuite with heated floors and skylights
- Custom organized walk-in closet
- French doors open onto a s/w facing private deck
- Second large bedroom up has sliding door access to the private deck






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**604.644.4623 / info@proc.ca / www.proc.ca**