



Helen Grant
Phone:
Mobile: 604.802.4528
Fax:
Email: helen@helengrant.com

Stivhavn Real Estate Services
#104 2770 Valley Centre Avenue
North Vancouver, BC
V7J 0C8

47 3939 Indian River Drive, HARTFORD LANE, North Vancouver, BC, Canada

MLS®# R246793

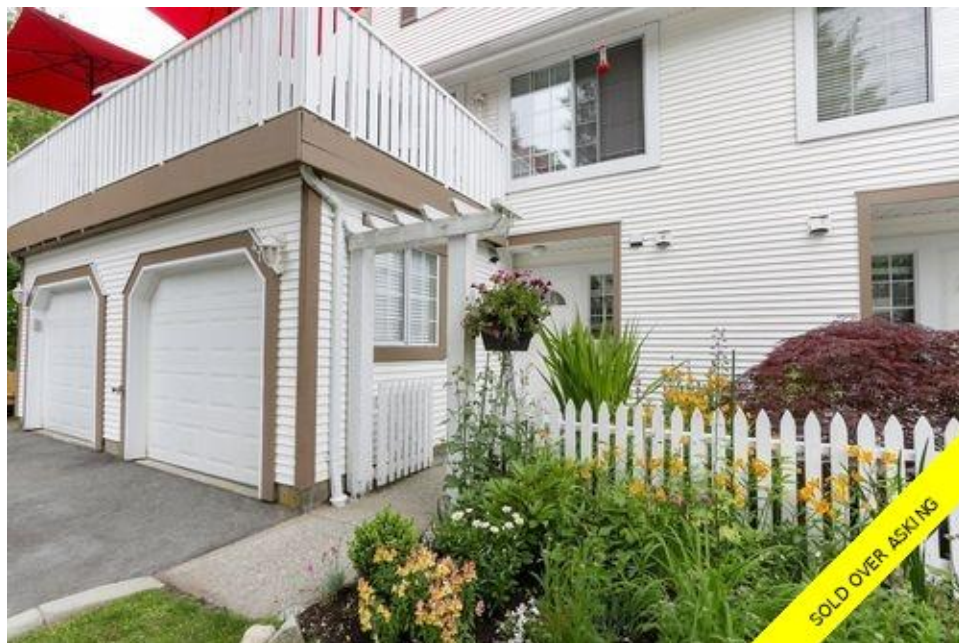


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Property Value	\$969,000
Type	Townhouse
Year Built	1988
Bedrooms	3
Bathrooms	3 full
School District	Single car garage and front parking

Description

Amazing neighbourhood backing on to Mount Seymour Park. Great lifestyle, away from the hustle and bustle of the city. Fabulous mountain biking, skiing, golfing and hiking at your doorstep. Wonderful safe community to raise a family or live out your retirement dream with nature at your doorstep. Hartford Lane is immaculately maintained with huge green spaces for your daily enjoyment.

About your home

- ? Over 1750 sq ft of Family Living
- ? Entry level is your private Den/Office or forth bedroom +2pc bath & laundry room
- ? Up a few steps to your main floor where you will enjoy all your principle rooms
 - o Spacious kitchen & nook/family room with a Massive south facing deck
 - o Separate Dining room perfect for all those family milestones
 - o Your living room features 12' ceilings, picture windows with sliding doors to your private patio
- ? Up stairs are three generous sized bedrooms with a 4pc ensuite in the master bedroom and an additional 4 pc bathroom
- ? Single car garage plus one uncovered spot. Plenty of visitor parking!
- ? NEW, blinds, carpets, washer/dryer, dishwasher, closet doors and freshly painted. Ceiling fans in bedrooms

Your Complex

- ? Built in 1989 and considered one of the best managed complexes on the North Shore
- ? Recent completed projects include:
 - o individual water pressure valves per unit, new curbs and driveways, new electrical cables for the complex, new decks (duradeck) and railings (aluminum)
 - o New PVC shutters
 - o New eavestroughs
 - o Exterior painting

Your Neighbourhood

- ? Parkgate Shopping Centre, Public Library, Recreation Centre, Old Buck Road a mountain bikers paradise, Ron Andrews Swimming & Ice Rink, Seymour Golf Club, Northland Golf Club, Cates Park and Marina, Deep Cove – great trail from the complex right down to Honey's Doughnuts!
- ? Great Schools - Dorothy Lynas, Sherwood Park, Windsor and Seycove

