



1026 ■





1020

BELMONT



An aerial night-time photograph of a large, modern house with a complex, multi-level design. The house features a large, rectangular swimming pool in the center, surrounded by a paved deck and a private driveway. The property is illuminated by warm, yellow lights, and a dark car is parked in the driveway. The house is surrounded by lush greenery and trees, with a street visible in the background.

This 5,200 square foot **CUSTOM BUILT** home mere **STEPS** from Edgemont Village is now on sale for \$3,998,000. With its incredible quality as you enter the gate from the street with private driveway, the presence of this house is simply **STUNNING!** The main floor open concept living area makes for a perfect family atmosphere and truly delivers an entertainer's lifestyle with lots of space to be altogether. Stunning top of the line appliance package, amazing custom hardwood floors, **INCREDIBLE DESIGNER** feeling everywhere, 3 sets of laundry so you have one on every floor, views of the North Shore Mountains from the master bedroom. The backyard has an over 50-foot mature cedar shrub screen that allows the entire family to swim in the incredible pool with **AMAZING PRIVACY**























## PALM SPRINGS MEETS NORTH VANCOUVER



























**1 BLOCK TO GROCERIES**

**1 BLOCK TO COFFEE SHOPS**

**1 BLOCK TO INCREDIBLE TRAILS**



# 1026.

EDGEMONT  
NORTH VANCOUVER

Main Floor:	1,947 sq.ft.
Upper Floor:	1,302 sq.ft.
Lower Floor:	1,949 sq.ft.
<b>Total:</b>	<b>5,198 sq.ft.</b>

## Auxiliary Area

Garage:	452 sq.ft.
Balcony:	115 sq.ft.
Patio/Pool:	2,461 sq.ft.
Pool Bath/Mech.:	99 sq.ft.



**MAIN FLOOR**



# 1026.

EDGEMONT  
NORTH VANCOUVER



Main Floor:	1,947 sq.ft.
Upper Floor:	1,302 sq.ft.
Lower Floor:	1,949 sq.ft.
<b>Total:</b>	<b>5,198 sq.ft.</b>

#### Auxiliary Area

Garage:	452 sq.ft.
Balcony:	115 sq.ft.
Patio/Pool:	2,461 sq.ft.
Pool Bath/Mech.:	99 sq.ft.

## UPPER FLOOR



# 1026

EDGEMONT  
NORTH VANCOUVER



Main Floor:	1,947 sq.ft.
Upper Floor:	1,302 sq.ft.
Lower Floor:	1,949 sq.ft.
<b>Total:</b>	<b>5,198 sq.ft.</b>

#### Auxiliary Area

Garage:	452 sq.ft.
Balcony:	115 sq.ft.
Patio/Pool:	2,461 sq.ft.
Pool Bath/Mech.:	99 sq.ft.

**LOWER FLOOR**



When it comes to marketing a home, Derek Grech believes that **EVERY HOME DEMANDS ITS OWN** Strategy and he has proven himself as a REALTOR® for **DELIVERING MARKETING** that differentiates himself and the properties he lists from the pack. When you **LIST YOUR HOME** with Derek Grech, **EXPECT A STRATEGIC PLAN** to get your **HOME SOLD**.

For over 15 years, Derek strategically marketed leading international brands across North America such as McDonald's Restaurants, Future Shop, Best Buy, Nike, Sears and other international brands. As he enters his 9th year in real estate, Derek has held the number 1 position in Angell Hasman & Associates for the past 3 years. Innovation and awareness are key to delivering first-in-class marketing approaches, and as a result, Derek has become an industry leader very quickly. Give him a call or stop by his new office location at 2430 Marine Drive, West Vancouver.

EVERY HOME DEMANDS ITS OWN STRATEGY ...

**THAT'S THE POINT** ■

**TAKING REAL ESTATE MARKETING TO  
AN ENTIRELY NEW LEVEL.**

**604.833.4862  
DEREKGRECH.COM**



1026.