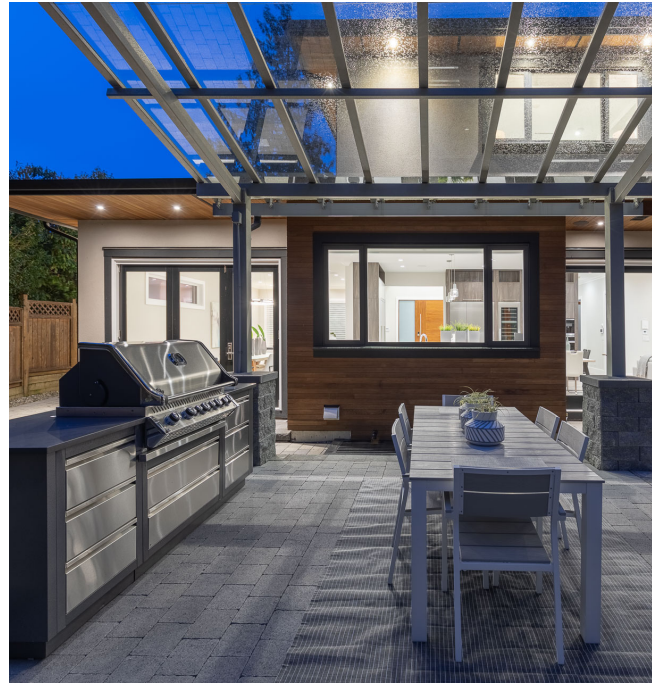


# 1275 BEDFORD COURT | North Vancouver

## Features

- New Build completed 2018
- Designed by Bill Curtis
- Builder: NDH Development Inc. 2/5/10 warranty
- Private South Facing Flat Lot with 65' frontage (8,125 sf)
- Radiant In Floor Hot Water Heating on all three floors
- Air Conditioning on all three floor
- Back-up Generator in case of power outage
- Integrated Smart Home Technology for Audio, lighting & Security
- 5 minute walk to Edgemont Village
- School Catchments - Cleveland Elementary - 5 minute walk - Handsworth High School 10 minute walk
- 5 minute drive to the Lions Gate Bridge and Downtown Vancouver
- Double Car Garage with Epoxy Flooring
- Flat Paving Stone Driveway/Walkways & Patios
- In ground Sprinkler System
- Tempered Glass Pergola covers a built in gas BBG
- Beautifully landscaped yard with a water feature & firepit
- Two Bedroom Legal Suite with outside access plus access from the basement level



## Main Floor

- 10' Ceilings throughout the main floor
- 1993 SF and walkout to the flat backyard
- Wide Plank Hardwood Flooring
- Eclipse Doors off the Dining and Family Rooms
- Custom Tiled Wall in the Living Room around the gas fireplace
- Gourmet Kitchen with all Miele appliances including sxs Fridge & Freezer, Wine Fridge, Oven, Steam Oven & Built-in Coffee Machine
- Large Built-in Custom Pantry, Centre Island with Bar Stool Seating and spacious breakfast area
- Large wok Kitchen with Miele Appliances including gas cooktop
- Family Room with Custom gas fireplace surround & Shelving and TV
- Private Office with Glass French Doors
- Main floor laundry/Mud Room with side door access and storage



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## Upper Floor

- 9' ceiling throughout the upper floor
- Four Large Bedrooms
- Three Full Bathrooms - Two Bedrooms share a Jack & Jill bathroom with lock off toilet & Bathtub
- Custom organized closets
- Electronic Blinds on all Upstairs Hall Windows
- Spacious Master with Walk-in closet & Five Piece ensuite with separate water closet
- Lovely Mountain Views from the Master Bedroom



## Lower Level

- 8' Ceilings throughout the lower floor
- Rec room with custom wet bar & fridge
- Media Room
- Fifth Bedroom and Four piece Bathroom
- Access to the Two Bedroom Legal Suite from this level plus there is outside access for the tenant



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604.644.4623 / [info@proc.ca](mailto:info@proc.ca) / [www.proc.ca](http://www.proc.ca)