

YOUR NORTH SHORE EXPERT

MEET GRANT GARDNER PERSONAL REAL ESTATE CORPORATION



At 18 years old, Grant's interest in Real Estate began with a Government Grant and a pink mobile home. As Grant launched into adulthood, his ability to **Renovate - Develop - Invest** turned into an intuitive love for Real Estate. Gone were the days of logging and construction work in Squamish!

In 1987 Grant began to make a name for himself as one of the top Realtors on the North Shore. His accomplishments and experiences stand out among the best in the business to this day. He recently added the Royal LePage Diamond Award to his many achievements that include MLS Medallion Club and Top 10%, Leading Edge, President's and Chairman's Circle Awards.

Grant happily shares his vast knowledge and personal experiences with you to enrich your real estate experience. For Grant it's more than a real estate transaction, it's about making a positive difference in your life. Grant and his family have volunteered, donated, sponsored and watched over North Vancouver for over 30 years. This is HOME!

The Grant Gardner Team has earned the highest level of trust, referrals and repeat business from loyal clientele. These are a few thank-you notes we've received:

"The Grant Gardner team did an amazing job selling our family home within a months time which was beyond our expectations. The entire process went smoothly and worry free. The guidance and suggestions were right on and the entire process from listing to closing was fast and efficient." - *Sellers at 1638 Lynn Valley Road*

"The Grant Gardner team did an exceptional job of marketing and selling our home. Their marketing material and website got results. The exposure was great and the follow up with potential buyers was excellent." - *Sellers at 1237 Plateau Drive*

"Grant provided us with sound and knowledgeable information to support our decision-making and had our best interests at heart. The Grant Gardner Team was very supportive and removed the stress from our shoulders. Grant was a key reason we ended up getting a home we love." - *Buyers Aungus & Beni*

WWW.GRANTGARDNER.COM

Learn more about this home: info@grantgardner.com

604 990 6468 [f](#) [in](#) [t](#) [@TheGGardnerTeam](#)



1260 BEAUFORT ROAD

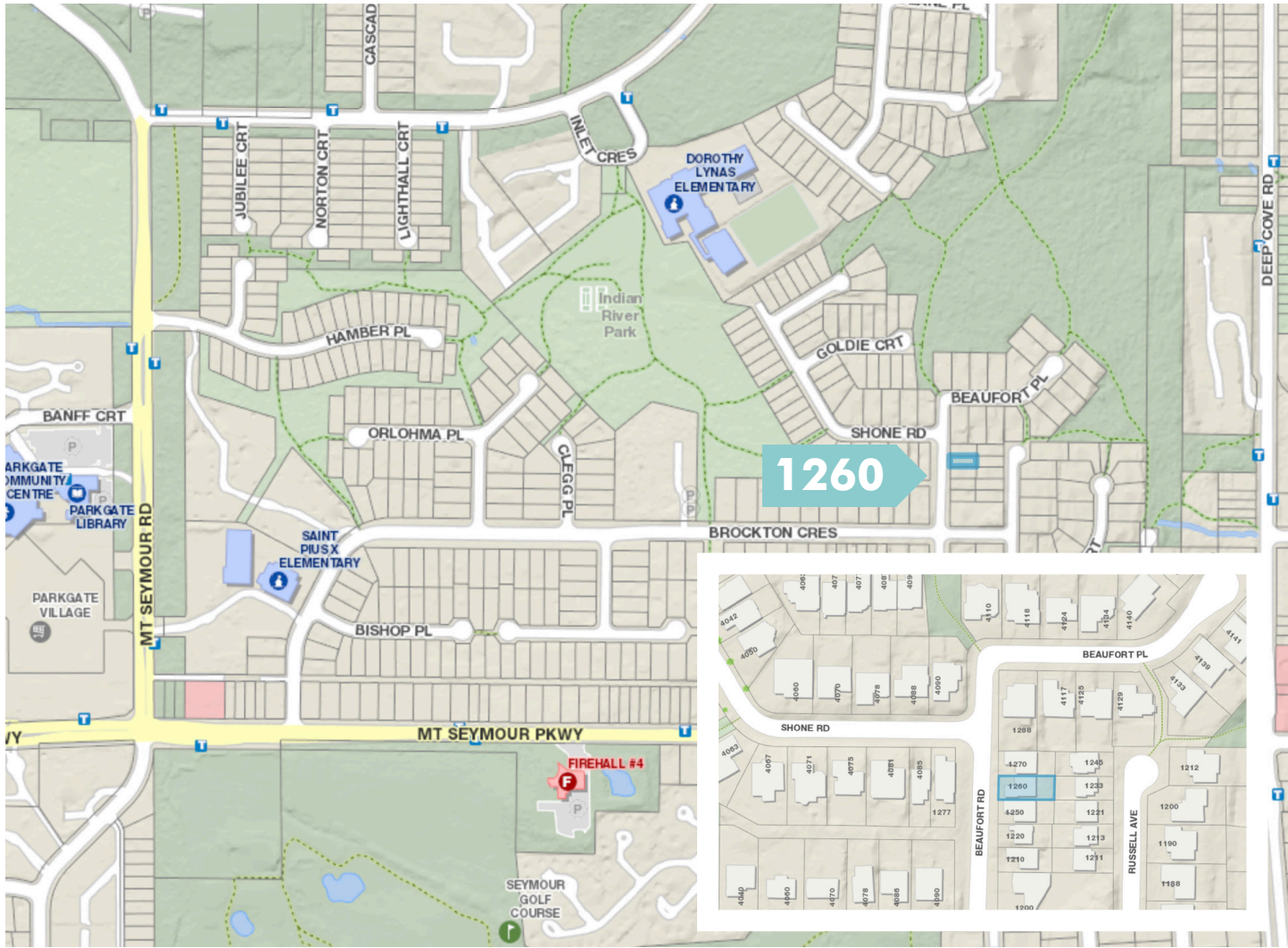
FAMILY LIVING IN A CHARMING & BRIGHT HOME



1260
BEAUFORT ROAD
North Vancouver

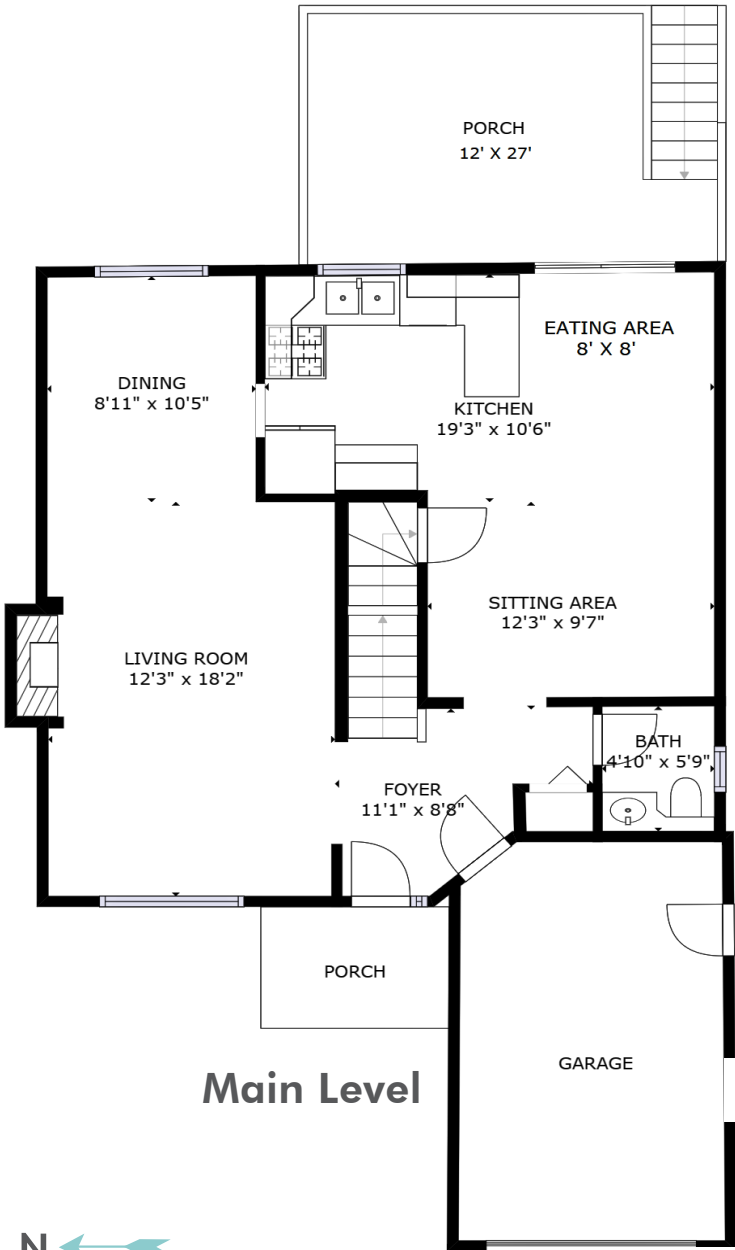
\$1,329,900

Bedrooms: 5
Bathrooms: 4
Parking: 3
Floor Space: 2,571 sq ft
Lot Size: 3,309 sq ft
Taxes: \$6,256

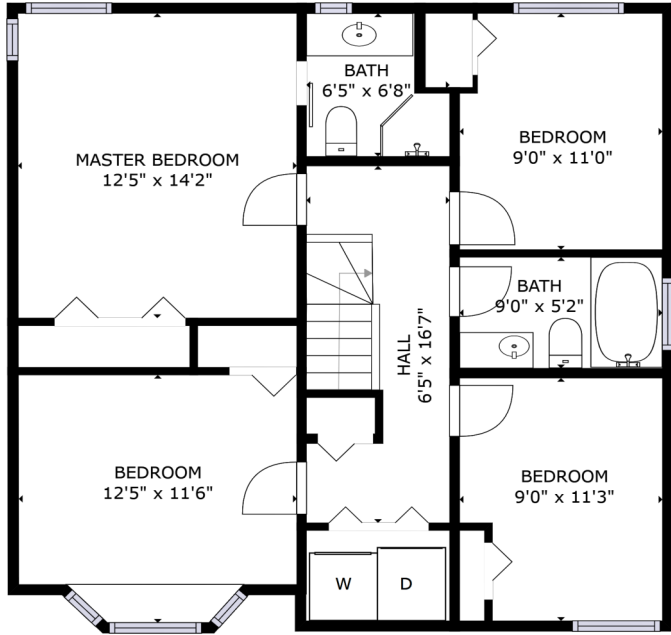


1260
BEAUFORT ROAD
North Vancouver

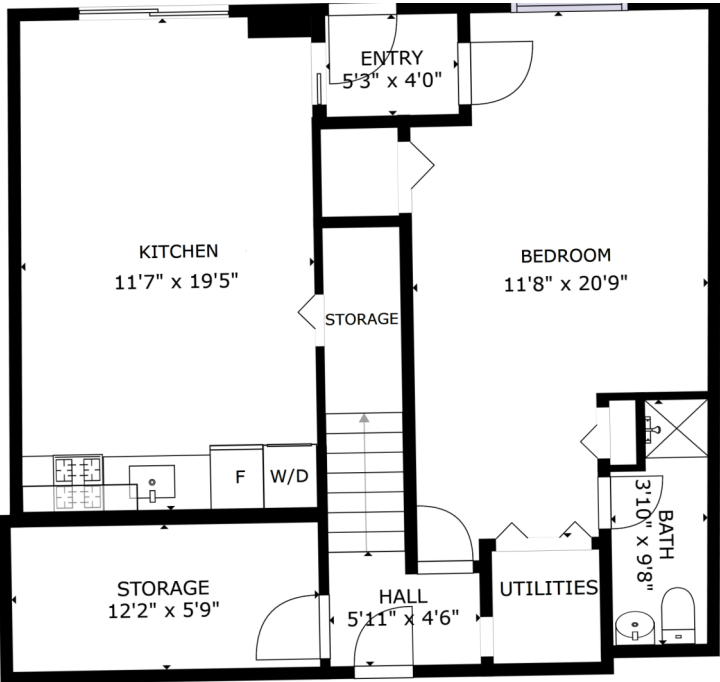
Main Floor: 857 sq ft
Lower Floor: 857 sq ft
Upper Floor: 857 sq ft
Total Floor Area: 2,571 sq ft
Garage: 205 sq ft



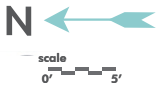
Main Level



Upper Level

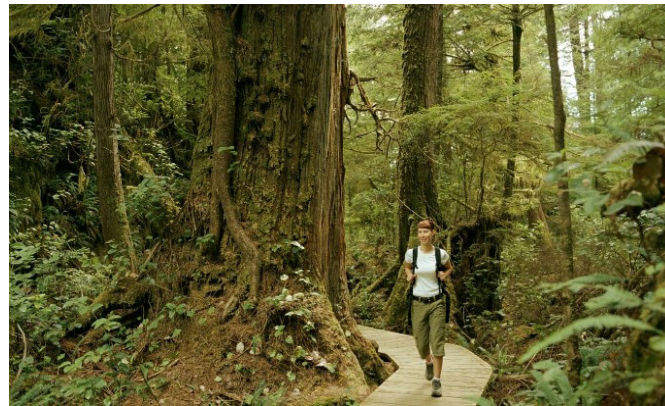


Lower Level



This floor plan is for illustration purpose only. All dimensions should be considered approximate.

Indian River



Hiking Trails



15 minutes to Mt Seymour



Seymour Golf & Country Club



5 minutes to Deep Cove



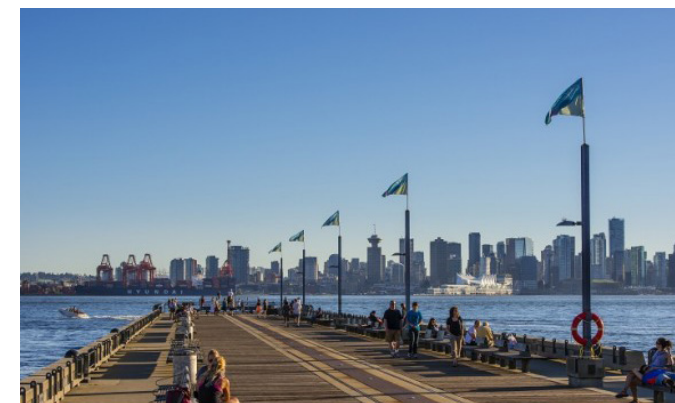
Parkgate Village



Biking Trails



20 minutes to Downtown Vancouver



15 minutes to the Lonsdale Quay

Discover Your Ideal Family Home

Prime Family Living

This charming home is ideally located on a quiet street. Experience the tight-knit community this peaceful residential neighbourhood is known for.

Rest + Relaxation

With 4 bedrooms on the upper level, the master suite is a private oasis with an en-suite bathroom. Upstairs laundry conveniently located by the bedrooms.

Appreciate The Outdoors

Enjoy your coffee in the morning sun on the east facing deck off, bbq'ing under the covered deck with gas hook-up & a private lounging in the front courtyard.

Neighbourhood Activities

Outdoor enthusiasts will love the lifestyle and location with access to hiking, biking trails and kayaking in the Cove! Close to Parkgate village shops & restaurants.

Cooking in the Kitchen

A functional kitchen features new stainless steel appliances including a professional Ultraline gas stove, ample storage & direct access to the large deck.

A Place to Gather

Welcome guests in style to a home filled with natural light. An open-plan living space calls for entertaining family & friends with conversation by the fireplace.

The Suite Life

The private 1-bedroom above ground living space with separate entry, insulated ceiling and separate laundry will attract quality tenants to provide a secured income.

Additional Features

- Peek-a-boo water views from top floor
- New deck membrane, column, stairs and railings
- Close to Dorothy Lynas Elementary
- Terrific neighbours





CRAFTING
CULINARY
DELIGHTS



FOR
DREAMING

Bedtime stories unfold
in a relaxing retreat

FOR
SOCIALIZING

Modern elegance &
endless entertaining



FOR
RENTING

A private & quiet
distinct living space



FOR
RELAXING

An atmosphere of
serenity & charm



WEST COAST
MODERN
LIVING