



WELCOME TO

CAL COTTAGE

DEEP COVE



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2591 Caledonia Ave, Deep Cove, North Vancouver
A NORTH VAN HOME SALES OFFERING

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ABOUT CAL COTTAGE

WELCOME TO "CAL COTTAGE" – A DEEP COVE GEM

Privately nestled at the end of a quiet Deep Cove street and bordered by forest, this 4-bed, 3-bath home blends West Coast charm with high-performance construction. Fully permitted and professionally renovated, Cal Cottage is ready for worry-free living.

Upgrades & Features Include:

- Seismic-code compliant construction
- Geological engineering review
- New plumbing, heating, insulation, and 200 Amp electrical (EV-ready)
- Underground Hydro, Telus & Shaw connections
- Vaulted ceilings with exposed PSL beams
- Open-concept living with vertical grain fir cabinets, doors, and millwork
- New appliances throughout
- Thermostatic showers & whirlpool bath
- Two ensuited bedrooms; one shared bath
- 75-year asphalt shingles (2008) with upgraded roof rafters & sheathing
- New exterior doors & windows (2009)
- Full 1" upgraded district water line
- Corner lot with plans & permit documentation available

Professionally rebuilt with environmental care and long-term durability in mind, Cal Cottage offers the best of Deep Cove living –peaceful, private, and built to last.

DEEP COVE ~

North Vancouver's ultimate, outdoor playground



Kayak and paddleboard minutes from your door



Enter the Quarry Rock trail right next door!

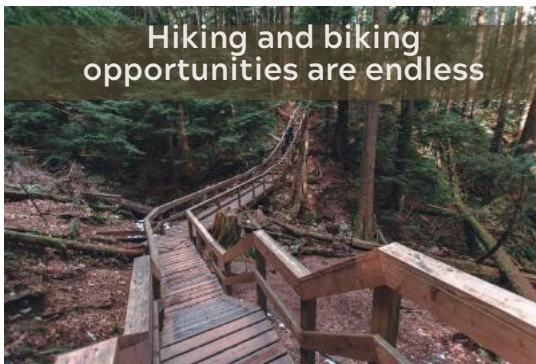


Deep Cove is a beloved North Shore gem—where forested trails, calm waters, and a friendly village vibe come together.

Grab a FAMOUS Honey's Donut in the village



Hiking and biking opportunities are endless

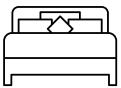


Just 25 minutes from downtown Vancouver, it's a place where neighbours know each other, outdoor adventures start at your doorstep, and life slows down—in the best way.

DESIGNED FOR INDOOR/OUTDOOR LIVING



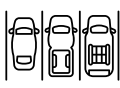
Features



4
bedrooms



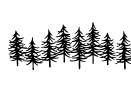
3
baths



6
cars



spa
ensuite



forest
setting

2386 square feet of living space
on a 7007 square foot lot.*

Taxes (2024): \$8154.11

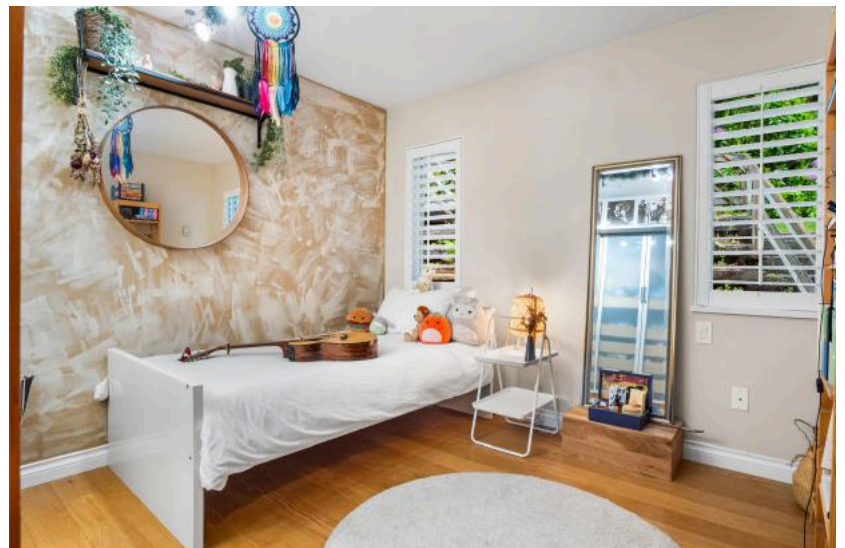


THE PERFECT FAMILY HOME

~ primary suite with spa amenities



~ 2 additional bedrooms up



~ large lower floor rooms
~ easy to add a suite
~ separate entrance

NEXT TO NATURE

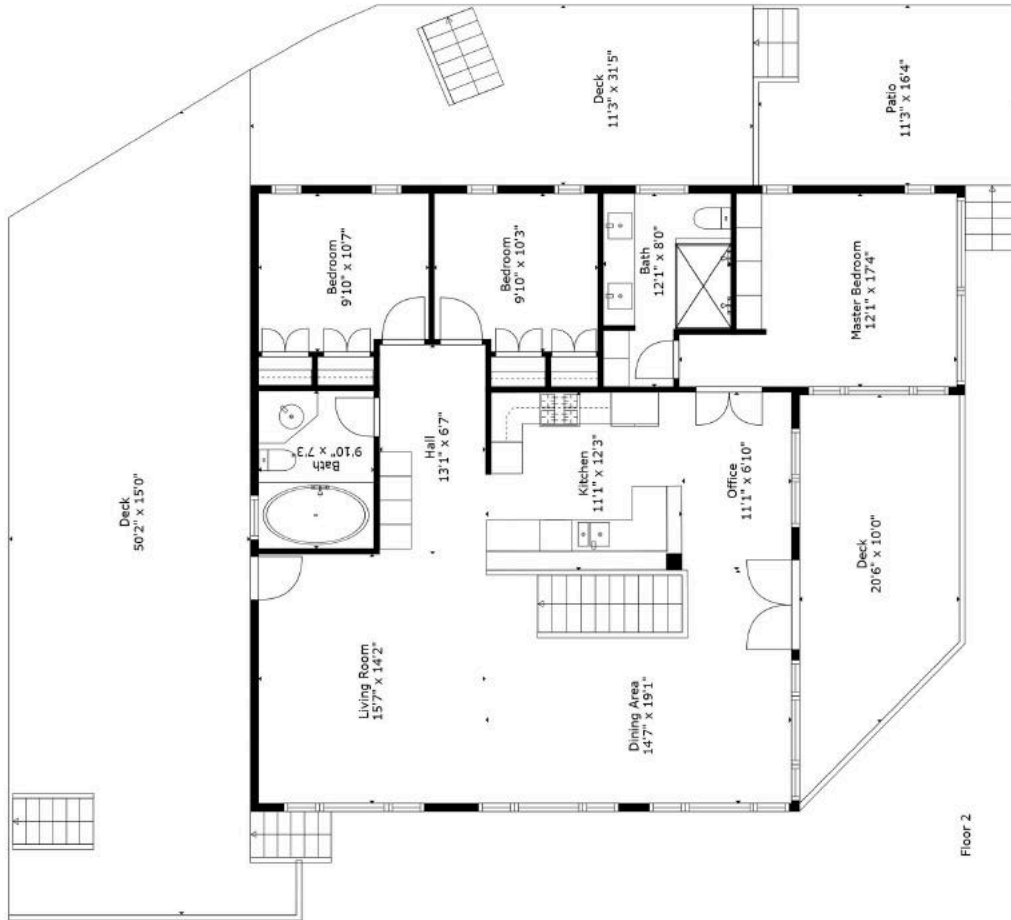


Tucked at the very end of a quiet road and embraced by forest, Cal Cottage offers a rare sense of privacy and peace.

With no through traffic and nature as your neighbour, you'll enjoy a generous outdoor space perfect for quiet mornings, family gatherings, or simply soaking in the stillness of the Cove.

FLOOR PLAN

ALL FLOORS



TOTAL: 2134 sq. ft
 BELOW GROUND: 742 sq. ft, FLOOR 2: 1392 sq. ft
 EXCLUDED AREAS: STORAGE: 109 sq. ft, UTILITY: 25 sq. ft, DECK: 1279 sq. ft,
 PATIO: 187 sq. ft

WKW
 CREATIVE



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