

ROSSETTI



311 ROCHE POINT DRIVE

Roche Point, North Vancouver



RARELY AVAILABLE 'ROCHE POINT HEIGHTS' VIEW HOME

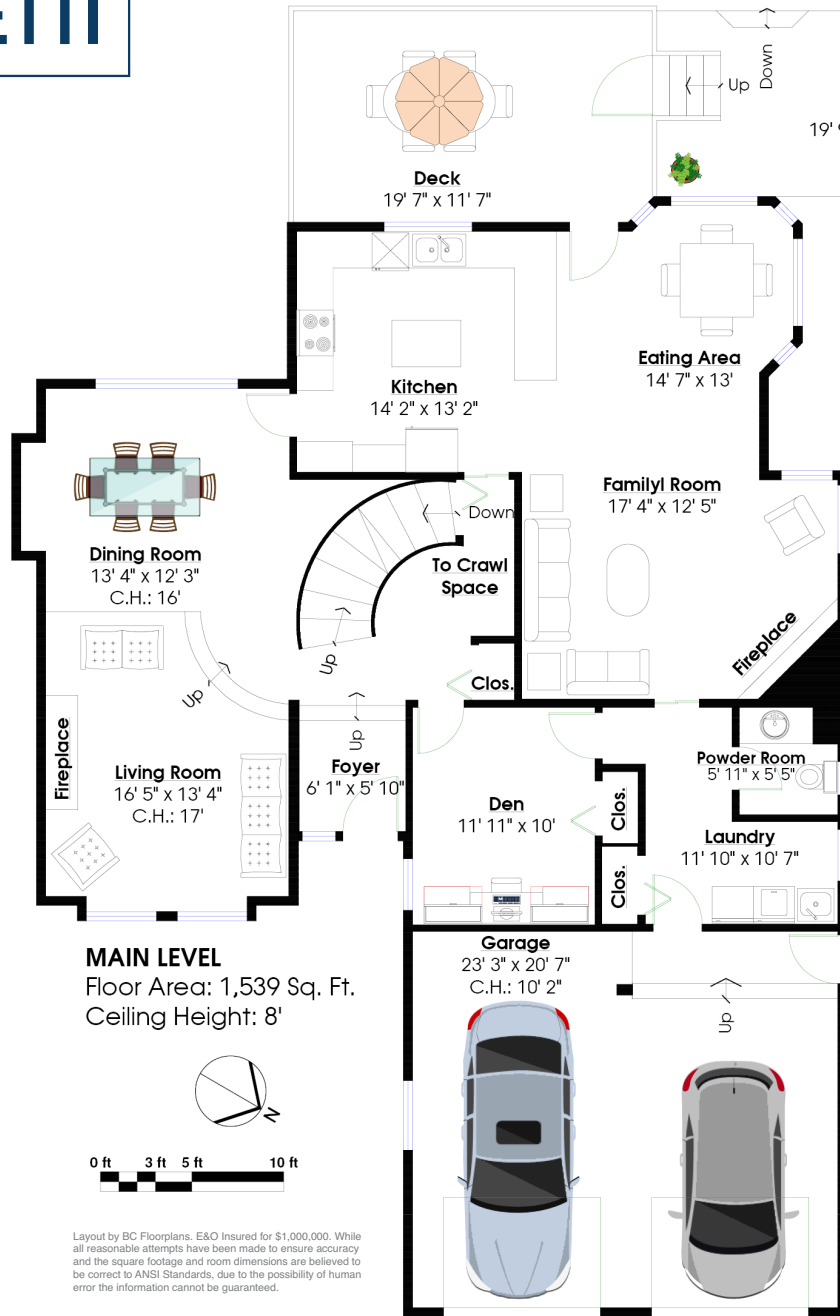
3 Beds | 3 Baths | 2,783 Sq/Ft House

■ Rarely available 'Roche Point Heights' view home. Offering a traditional plan with 3 bedrooms, 2.5 bathrooms, and over 2,700 square feet on two levels. A curved staircase greets you upon entering, and opens to spacious rooms throughout including a sunken living room with vaulted ceilings and adjacent dining room with a large picture window featuring expansive water views. The kitchen offers plenty of cupboard and counter space, an island, and water views from the kitchen sink. Open off the kitchen is a practical family room with a gas burning fireplace and a large eating area with access to a 226 sq/ft deck – perfect for summer barbecues and enjoying the inlet views. Completing the main is an office, two-piece bathroom, laundry room, and direct access to a double garage. Upstairs offers 3 bedrooms and 2 bathrooms including a spacious primary suite that features a bay-window with water views, a walk-in closet, and 4-piece ensuite including a soaker tub and stand-up shower. The two other bedrooms are also a generous size including one with a walk-in closet. Additional features include terrific crawl space storage, new furnace (2023), and level driveway access. Situated on a 59' x 118' east/west oriented lot with a fully fenced and grassed backyard – perfect for kids and pets. Set on a quiet cul-de-sac, ideally located for families and active individuals with Roche Point Park Trail at the end of your street (with access to Sherwood Park Elementary), and near skiing, golf, Seymour Mountain, Deep Cove, Cates Park, and both Northwoods and Dollarton Village shops & amenities.

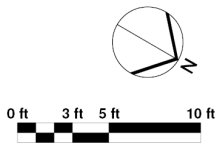




ROSSETTI



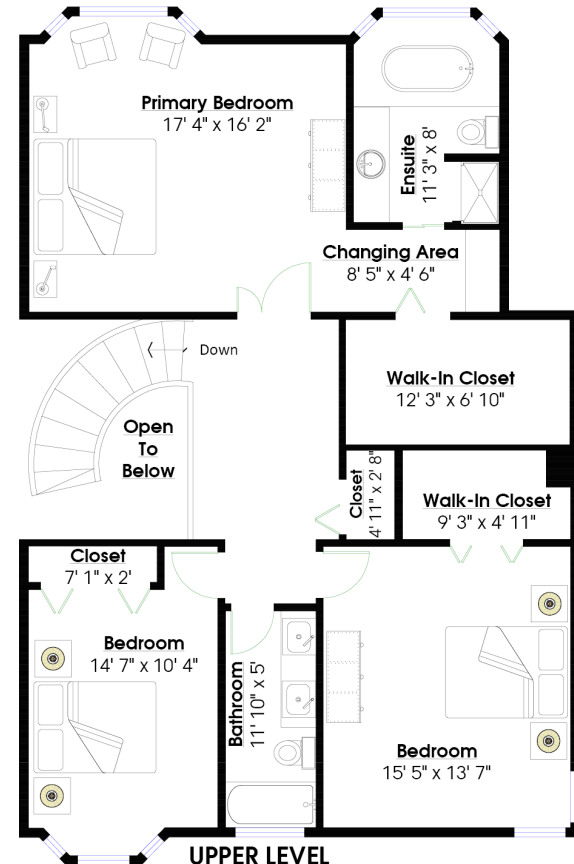
MAIN LEVEL
Floor Area: 1,539 Sq. Ft.
Ceiling Height: 8'



Layout by BC Floorplans. E&O Insured for \$1,000,000. While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed.

SQ/FT TOTALS
Main Level: 1,539 sq/ft
Upper Level: 1,244 sq/ft
TOTAL: 2,783 sq/ft

Garage: 512 sq/ft
Deck: 226 sq/ft
Patio: 191 sq/ft



UPPER LEVEL
Floor Area: 1,244 Sq. Ft.
Ceiling Height: 8'