

ROSSETTI



566 EAST BRAEMAR ROAD

Braemar, North Vancouver



WEST COAST INSPIRED TWO FAMILY BRAEMAR HOME

5 Beds | 4 Baths | 3,146 Sq/Ft House

■ Enjoy two family living in this updated West Coast inspired Braemar home. Offering 5 bedrooms, 3.5 bathrooms, and over 3,000 sq/ft including a bright, walk out level 2 bedroom + den suite. The main floor offers nearly 1,500 sq/ft with an additional 500 sq/ft of decks. The highlight of the home is the living room with cedar lined cathedral style vaulted ceilings, a stone-faced fireplace with gas burning insert, and large floor-to-ceiling picture windows. The living and dining room both have sliders to the wrap-around deck that is partially covered, perfect for year-round outdoor entertaining. The kitchen offers updated counters and backsplash, timeless white appliances, plus a wine fridge. Adjacent to the kitchen is a spacious family room with additional access to the deck, great for barbecuing and outdoor entertaining. Completing the main are three bedrooms and two bathrooms including the primary bedroom with walk-in closet and 3-piece ensuite. The entry level offers separate laundry, plus a doorway with access to the suite, offering easy conversion back to single family living if desired. The walk-out level suite is perfect for multi-generational families or as a mortgage helper, offering 2 bedrooms plus a den, 1.5 bathrooms, and 1,393 sq/ft. The suite offers a bright, open plan living with a renovated kitchen and a spacious living room (with brick faced fp with gas insert). The two bedrooms are both an ample size, plus there is a flexible use den, perfect as an office, and with the potential to be expanded into a 3rd bdrm (by reincorporating a storage room into the space - or great as added storage). Situated on a 8,400 sq/ft lot with a level driveway to a double garage, and a tiered backyard with a large grassed area great for kids and pets. Conveniently located with great hiking and biking trails at your doorstep; near Princess Park; on transit; a short walk to Carisbrooke School, and close to all Lonsdale and Lynn Valley amenities.



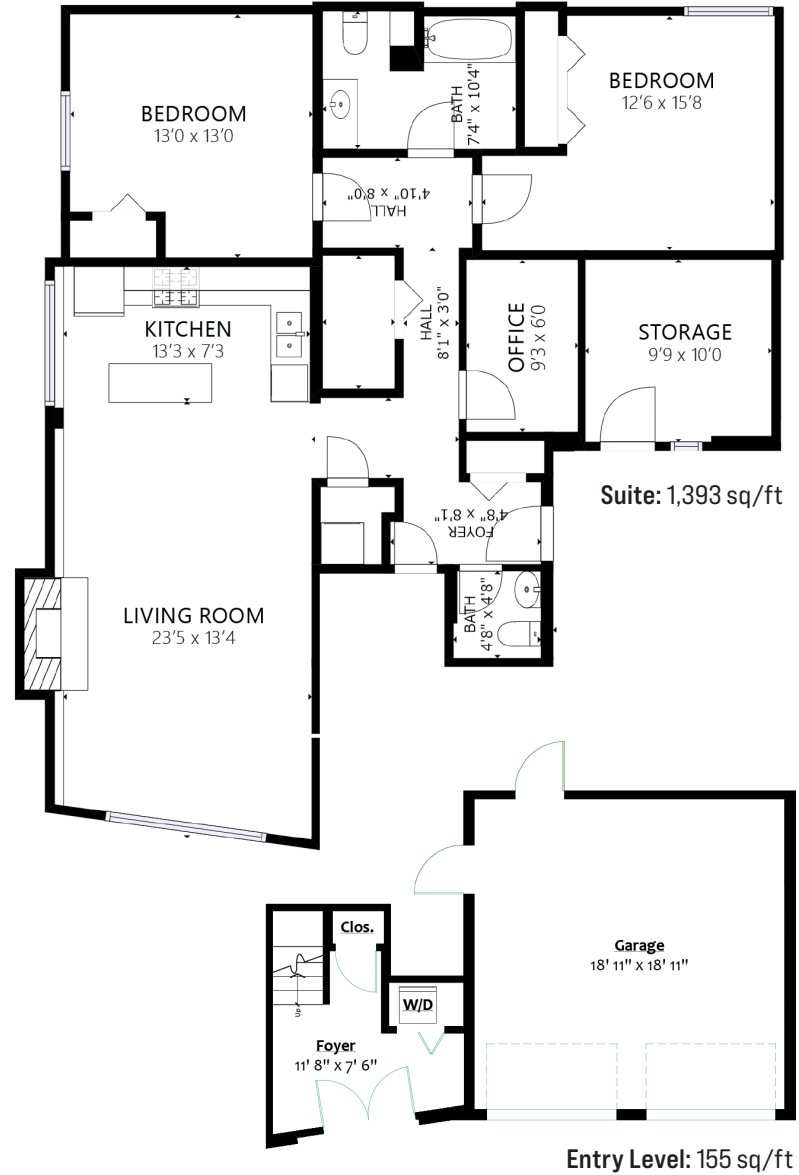
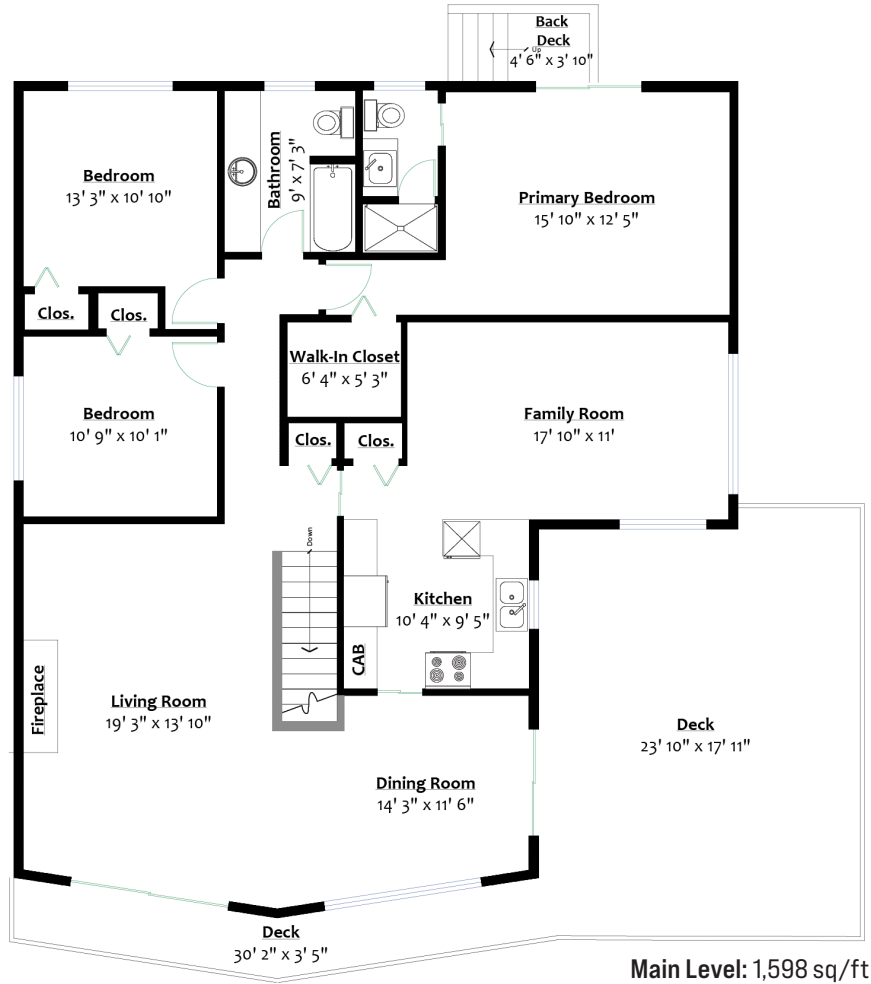
Listed at \$2,398,000



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SQ/FT TOTALS

Main Level: 1,598 sq/ft Garage: 401 sq/ft
 Entry Level: 155 sq/ft Deck: 529 sq/ft
 Suite: 1,393 sq/ft
 TOTAL: 3,146 sq/ft



Layout by BC Floorplans and Matterport. Square footage, room measurements, & dimensions are approximate and not guaranteed. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.