

A wooden deck with a railing, overlooking a large blue lake. In the background, there are forested mountains under a clear blue sky. A red Adirondack chair is visible on the left side of the deck. A small cactus in a pot sits on the railing. A wooden dock with a boat is visible in the water.

ROSSETTI

5672 INDIAN RIVER DRIVE

WOODLANDS, NORTH VANCOUVER

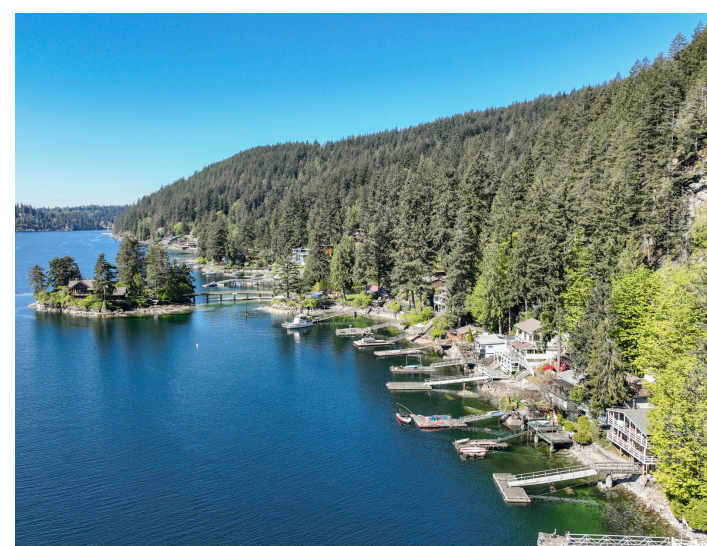


WOODLANDS WEST COAST WATERFRONT HOME

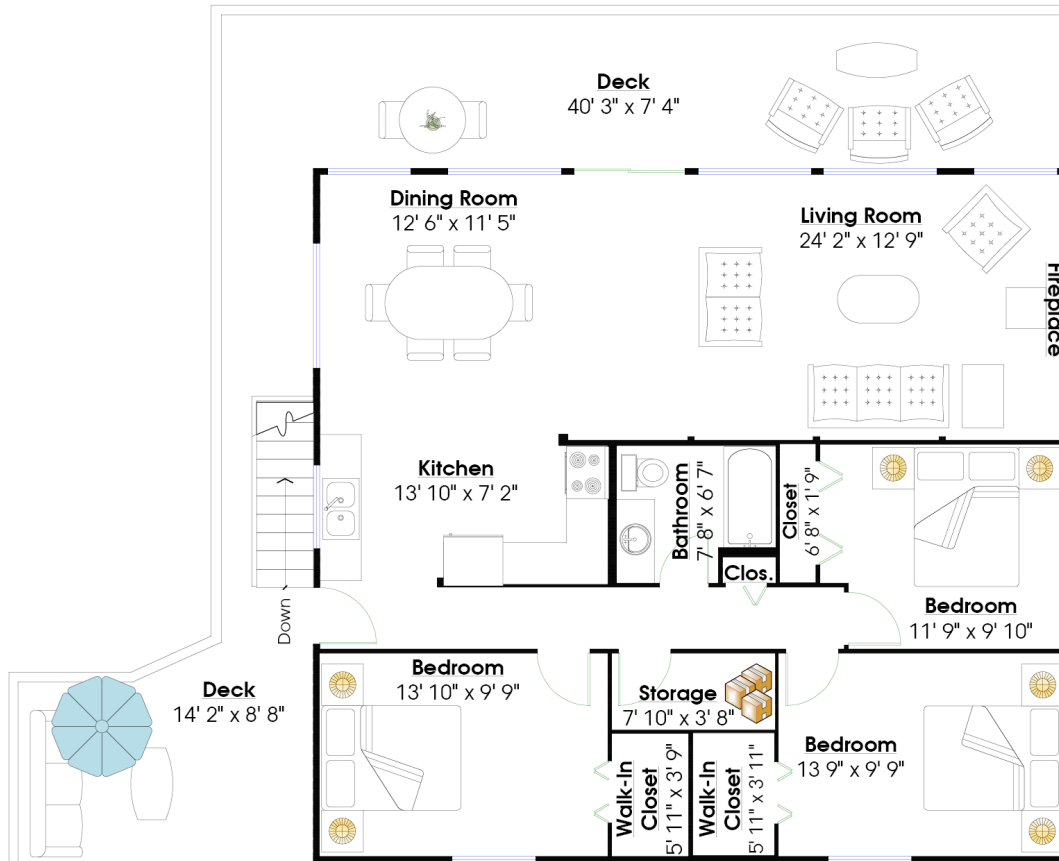
6 Beds | 2 Baths | 1,937 Sq/Ft House

■ West Coast WATERFRONT HOME in picturesque Woodlands (with ROAD ACCESS and deep water moorage DOCK!). If you are looking for the quintessential waterfront lifestyle, at an affordable price point, then this is it! This one-of-a-kind home has been held by the same family since new and is in original condition ready for someone to update and make it their own. Offering 6 bedrooms, 2 bathrooms, and nearly 2,000 sq/ft across two levels and with extensive deck space to enjoy the sunny, south facing exposure. The main floor features over 1,200 sq/ft with a timeless mid-century post and beam design including vaulted cedar lined ceilings and floor-to-ceiling windows in the large, open plan principal rooms. Sliders off the living room lead to a wrap-around covered deck with an idyllic swing bench overlooking the water. Completing the main are 3 spacious bedrooms with vaulted-ceilings, a 4-piece bathroom, and a storage room (a great space to convert to a main floor laundry room). The separate lower-level offers 1-2 additional bedrooms, large laundry/flex space, and a 4-piece bathroom – with terrific potential to update as a separate suite or guest accommodation. Situated on a 15,000 sq/ft north/south oriented lot with open parking. The dock offers deep water moorage – perfect for a boat, to launch water toys, or to sit and enjoy the calming water views. Located just a 10-minute drive to Mt Seymour Parkway for easy access to shopping and restaurants at Parkgate, Dollarton, and Deep Cove Villages. And well situated for recreation with forest access to trails, and near Northlands & Seymour Golf Courses, Seymour Mountain, and Cates Park. Truly a unique home that should not be missed.



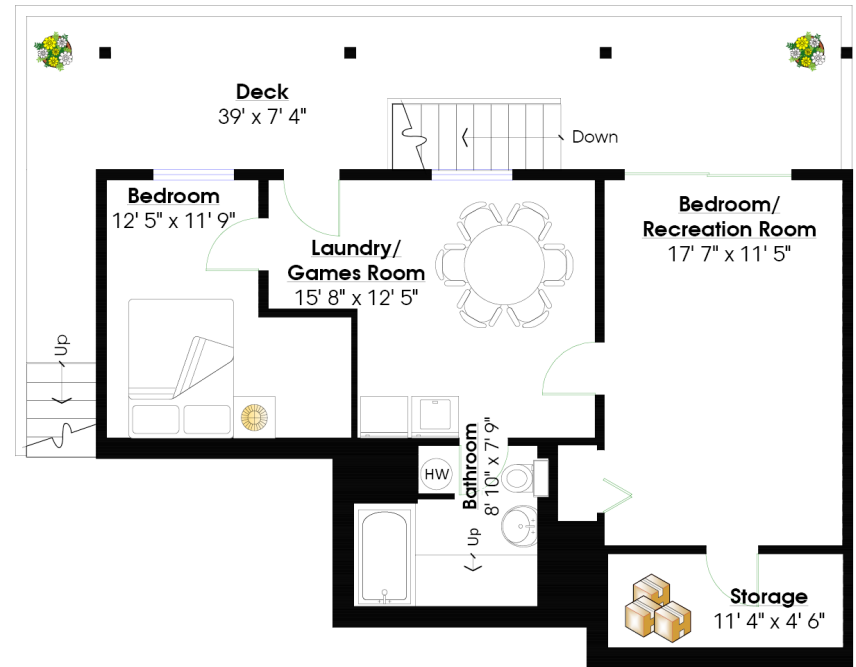


ROSSETTI



MAIN LEVEL

Floor Area: 1,208 Sq. Ft.
Ceiling Height: 11' 4"



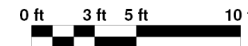
LOWER LEVEL

Floor Area: 729 Sq. Ft.
Ceiling Height: 8'

SQ/FT TOTALS

Main Level: 1,208 sq.ft.
Lower Level: 729 sq.ft.
TOTAL: 1,937 sq.ft.

Deck: 504 sq.ft.
Lower Deck: 289 sq.ft.



Layout by BC Floorplans. E60 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.