

**RE/MAX  
ROSSETTI  
REALTY**



# 3673 PRINCESS AVENUE

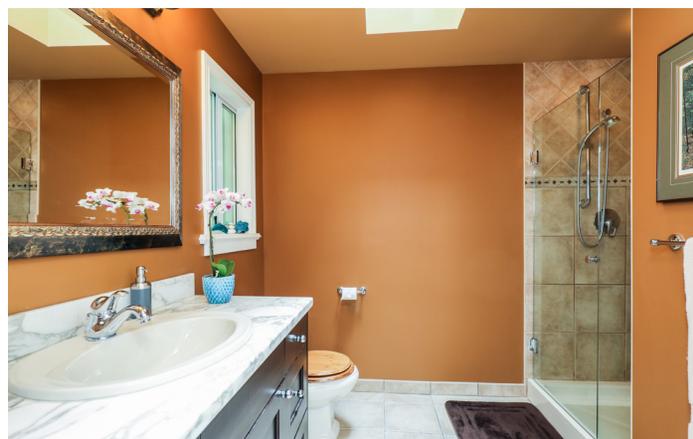
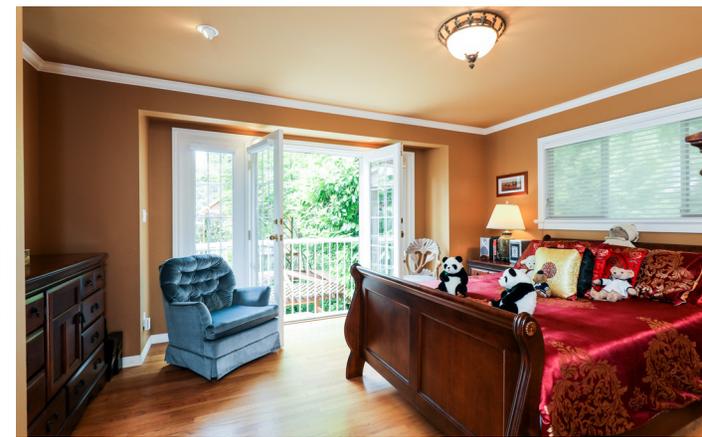
Princess Park, North Vancouver

3 Beds | 3 Baths | 3,240 Sq/ft

■ Substantially updated craftsman style family home in a private Princess Park setting. The house was renovated in 2001 to include a terrific great room living space and expanding the home. The spacious main floor includes a large foyer entrance and leads to an L-shaped living room and dining room with gas fireplace, picture windows, and plenty of space for a large family. The open plan addition includes a well laid out kitchen, eating area, and welcoming family room with river rock covered gas fireplace; and features skylights and wall-to-wall windows and doors that create a bright living space and truly invite the outdoors in. The kitchen was designed by Paradigm and includes high end appliances: a Subzero fridge, Thermador cook top, and top of the line Kitchenaid built-in wall oven and microwave. Completing the main are 3 bedrooms and 2 bathrooms including the master with elegant 3 piece ensuite and French doors to a Juliet balcony overlooking the private yard. The lower level includes a recreation/media room, gym, mud room, laundry room, 3 piece bathroom, and a spa-like steam room (with frameless glass enclosed steam shower) with sliders to a private pergola covered hot tub. Completing the lower level is a heated storage room, with separate access from the main house, as well as added crawl space storage room. Includes a double garage with electric heater, and fan for humidity, plus access to additional storage ideal for potential wine storage or additional storage. Situated on a 70' x 120' lot in a tranquil setting next to Hastings Creek and with a truly private, fully landscaped backyard oasis. Highlights of the yard include low voltage lighting, mature plants, basalt and Pennsylvania blue stone patios, and a newer wood deck – all great for outdoor entertaining! Conveniently located steps to Princess Park and its trails, on transit, a short walk to Caisbrooke School, and close to all Lonsdale and Lynn Valley amenities.

**Listed at \$1,998,888**







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For more information or to arrange a private tour:  
Call **604.983.2518** or visit [RealEstateNorthShore.com](http://RealEstateNorthShore.com)