



2715

**RE/MAX
ROSSETTI
REALTY**

2715 MAITLAND AVENUE

Upper Lonsdale, North Vancouver



Lovingly maintained and partially updated City View home offering 5 bedrooms + den, 5.5 bathrooms, and over 3,500 square feet on a quiet street in Upper Lonsdale. Perched on Tempe hill, this home is not to be missed, offering a fabulous southern exposure with stunning panoramic views to the downtown skyline, the inner harbour, and sensational sunsets. The split entry leads to a grand foyer with soaring 16' ceilings, and opens to a terrific open plan south facing spacious living room with gas burning fireplace, a cosy kitchen with eating bar, and a large dining room with sliders to a generous covered deck, with retractable awning, great for summer entertaining and barbecuing. Completing the main is a conveniently located ample sized laundry room with enough space for a second fridge and freezer, a den with attached 2 piece bathroom, and two bedrooms with a tastefully updated 5 piece bathroom. The top floor offers a terrific master suite with lie-in bed city views, 5 piece ensuite, and sliders to a deck with retractable awning. Completing the top level is a fourth bedroom/den, 2 piece bathroom, and access to ample walk in attic storage. The partially finished lower level includes nanny accommodation with separate access, second laundry room, and a terrific over 400 sq/ft room with over-height ceilings, ideal for a workshop or for a games/media room conversion. Situated on a low maintenance corner lot with a newly installed level artificial turf lawn; an outdoor storage shed; and providing access along Maitland to a double garage, plus a separate single garage, and with plenty of open off-street parking. Within the well thought of Boundary Elementary and sought after Argyle Secondary School catchment areas. Situated in a quiet Tempe/Upper Lonsdale neighbourhood within walking distance to Lonsdale amenities, near transit, and just a short drive to Lynn Valley Centre, and downtown via Highway 1.

INCLUDED ITEMS:

2 fridges, gas stove, BI oven, microwave, freezer, roughed in vacuum, window coverings

EXCLUDED ITEMS:

Dining room light fixture

SCHOOLS:

Boundary Elementary
Argyle Secondary

PROPERTY DETAILS:

| | | | |
|--------|-------|---------------|----------------------------|
| Age: | 40 | Lot (sq/ft): | 5,209 |
| Bdrms: | 5 | Frontage: | 39.8/60' |
| Baths: | 5.5 | Depth: | 110/113' |
| Sq/Ft: | 3,743 | Parking Type: | Dbl garage, Sngl garage |
| Main: | 1,669 | Land: | Freehold |
| Above: | 592 | | |
| Below: | 1,065 | | |
| Unfin: | 417 | | |

Listed at \$1,898,000





Matt

Jordan

Tony

Aaron

For more information about this home or to arrange a private tour:

Call **604 983 2518** or visit RealEstateNorthShore.com

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