

**RE/MAX
ROSSETTI
REALTY**



3791 REGENT AVENUE

UPPER LONSDALE

North Vancouver

5 Beds | 3 Baths | 2,904 Sq/ft

■ Well maintained custom designed family home in a terrific Upper Lonsdale/Princess Park location. This side level split is ideal for entertaining, highlighted by an open plan great room style living space that features vaulted ceilings and a dramatic floor-to-ceiling wood burning fireplace. The updated kitchen overlooks the backyard and features stainless appliances and beautiful granite counters. Adjacent to the great room is a raised family room with wood burning fireplace and easy access to a private sun trapped deck. Up includes four bedrooms, 2 bathrooms including a spacious master with a full ensuite. The fully finished lower level offers a flexible plan bachelor or 1 bedroom suite, with separate entrance, or can be used as part of the main house with a recreation room, laundry room, 3 piece bathroom, storage, and fifth bedroom/office. Situated on an over 9,500 sq/ft lot with southeast exposure, offering great all day sun. Terrific location just a short walk to Carisbrooke Elementary, Princess Park, hiking trails, and just a short drive to all Upper Lonsdale or Lynn Valley amenities.

INCLUDED ITEMS:

Fridge, stove, dishwasher, washer, dryer, security system, 2 freezers

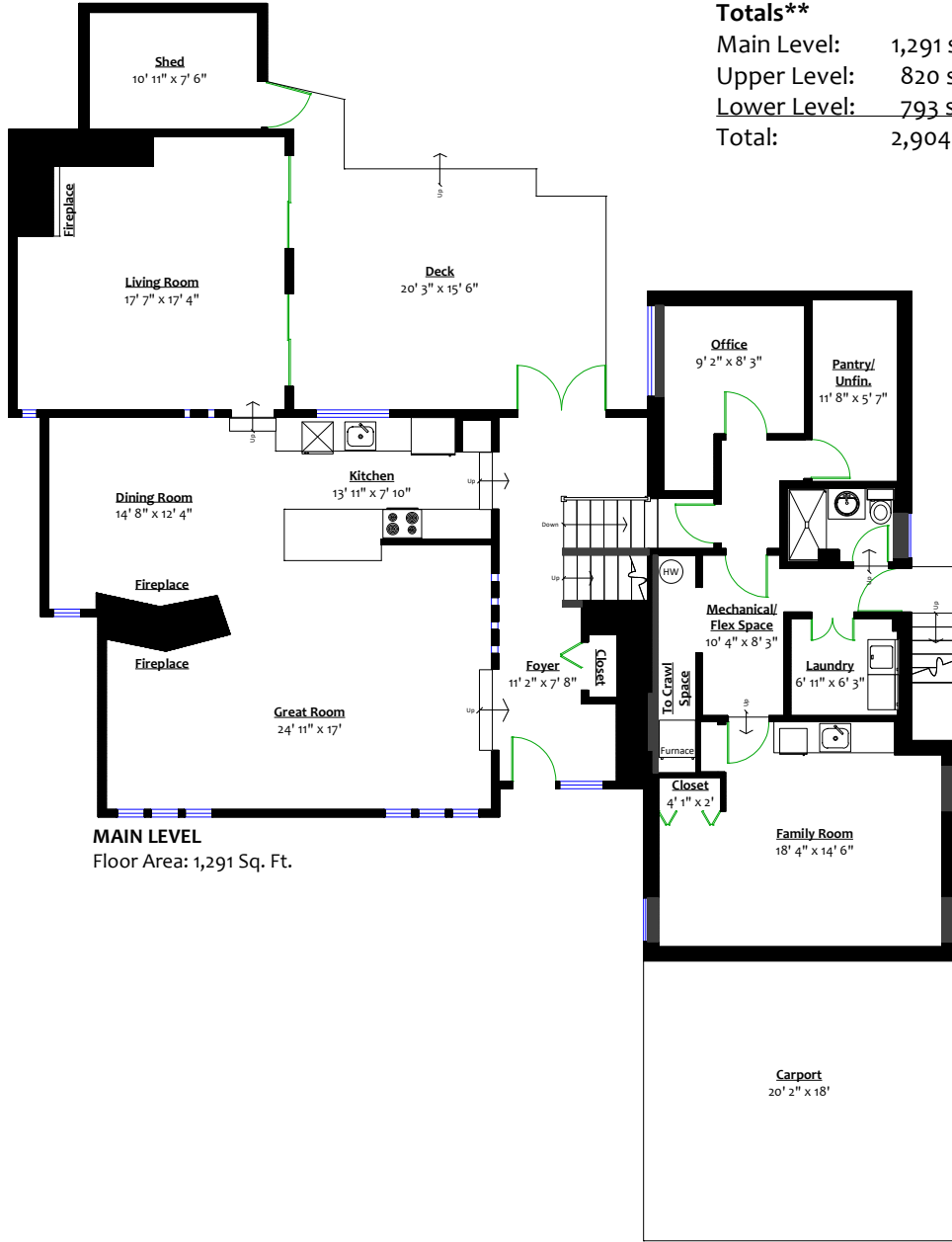
SCHOOLS:

Carisbrooke Elementary
Carson Graham Secondary

Listed at \$1,828,000





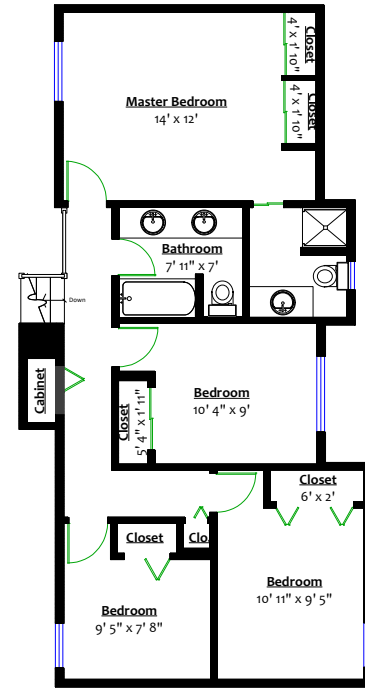


MAIN LEVEL
Floor Area: 1,291 Sq. Ft.

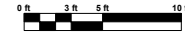
LOWER LEVEL
Floor Area: 793 Sq. Ft.

Totals**
 Main Level: 1,291 sq. ft.
 Upper Level: 820 sq. ft.
 Lower Level: 793 sq. ft.
 Total: 2,904 sq. ft.

Deck: 326 sq. ft.
 Shed: 98 sq. ft.
 Lower Entry: 23 sq. ft.
 Carport: 362 sq. ft.
 Total: 809 sq. ft.



UPPER LEVEL
Floor Area: 820 Sq. Ft.



** Approx. based on interior measurements to exterior walls
 ** Total square footage not taken from original blueprints
 ** Includes under-height and unfinished areas