



617 SILVERDALE PLACE

Upper Delbrook, North Vancouver

■ Charming, renovated 2 level Delbrook family home on sought after Silverdale. Featuring mid-century modern post and beam architecture that has been updated with tasteful finishes throughout. The open plan living/dining room features vaulted ceilings and terrific floor-to-ceiling windows and doors that flood the rooms with natural light from their south facing exposure. The adjacent kitchen offers granite counters, stainless appliances, and access to an entertainment sized 400 sq/ft partially covered deck. Completing the main are three bedrooms including a generous sized master. The walk-out lower level offers suite potential or terrific space for an extended family with recreation room, sun room, 4th bedroom, den, laundry, and storage room. Situated on an over 9,000 sq/ft corner lot with mature landscaping and a private backyard. Located steps to Delbrook Plaza shops, transit, close to schools, and just a short drive to Westview Shopping, Edgemont Village, and Lonsdale amenities.

PROPERTY DETAILS:

Age:	59	Lot (sq/ft):	9,360
Bdrms:	4	Frontage:	84/17.9/65'
Baths:	2	Depth:	115/104'
Sq/Ft:	2,449	Parking Type:	Dbl carport
Main:	1,232	Land:	Freehold
Below:	1,036		
Unfin:	181		

INCLUDED ITEMS:

Fridge, stove, microwave, dishwasher, washer, dryer, security system

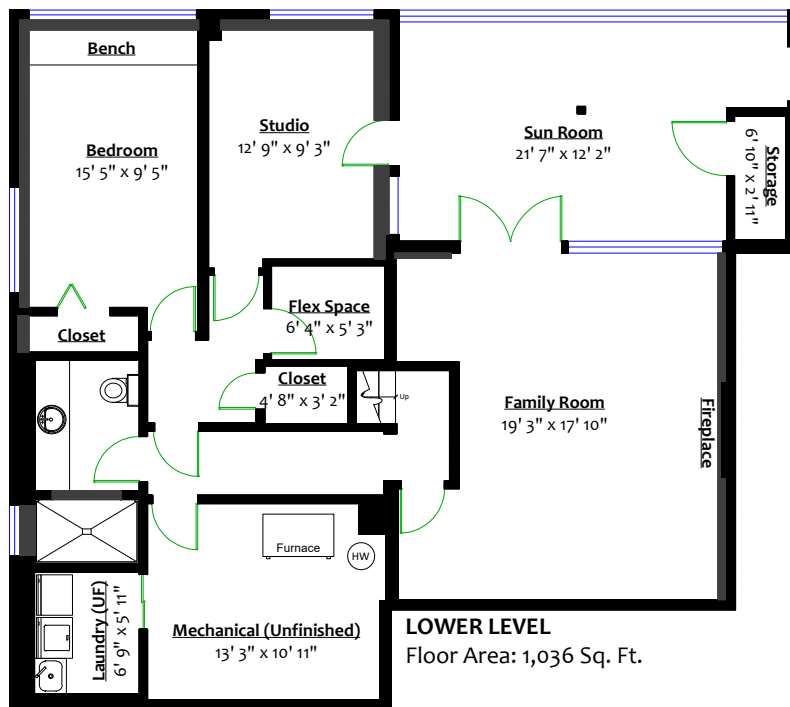
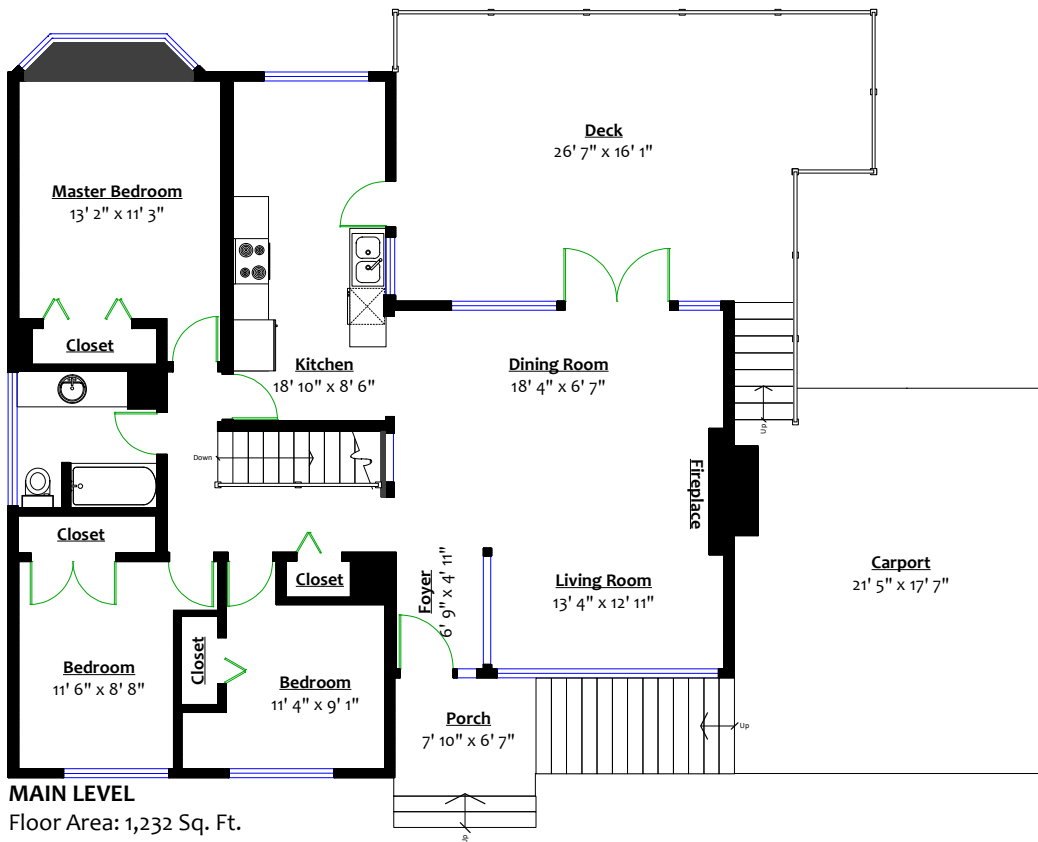
SCHOOLS:

Braemar Elementary
Carson Graham Secondary

Listed at \$2,198,000







MEASUREMENTS**

Main Level:	1,232 sq/ft
Lower Level:	1,036 sq/ft
Total:	2,268 sq/ft
Unfinished:	181 sq/ft
Grand Total:	2,449 sq/ft

OTHER AREAS**

Sun Room:	255 sq/ft
Deck:	417 sq/ft
Porch:	109 sq/ft

** Approx based on interior measurements to exterior walls
** Total square footage not taken from original blueprints or strata plan.

