



**RE/MAX
ROSSETTI
REALTY**

1072 ARBORLYNN DRIVE

WESTLYNN



Sprawling, nearly 2,100 sq/ft 3 bedroom + den, 1.5 bathroom rancher in a convenient Westlynn location. Offering a large entrance foyer, generous sized kitchen with plenty of cupboard and counter space, and adjacent dining room and family room overlooking the backyard. Completing the main is a spacious master bedroom, formal living room with wood burning fireplace, office, and large laundry room with terrific additional storage space. Offering great indoor/outdoor living with an inviting, thoughtfully planned and private outdoor space perfect for entertaining. Features include lovely mature plantings, a covered patio with rustic wood burning fireplace, and 2 gazebos including one overlooking the greenbelt. Completing the yard is a greenhouse/solarium, veggie beds, and a 250 sq/ft detached office or artist's studio. Includes plenty of off-street parking with a large driveway and a 24' x 19' garage currently used as storage with the potential for added living space featuring a skylit loft space. Conveniently located close to all amenities including public transportation, Eastview Elementary, Park and Tilford Shopping Centre, Highway 1 and the Iron Workers Memorial Bridge.

INCLUDED ITEMS:

Fridge, stove, dishwasher, washer, dryer, window coverings

SCHOOLS:

Eastview Elementary
Sutherland Secondary

PROPERTY DETAILS:

Age:	61	Lot (sq/ft):	7,780
Bdrms:	3	Frontage:	70'
Dens:	1	Depth:	110'
Baths:	1.5	Parking Type:	Garage/open
Sq/Ft:	2,087	Land:	Freehold
		Taxes ('15):	\$4,532.07

Offered at \$998,000

1072ArborlynnRd.com

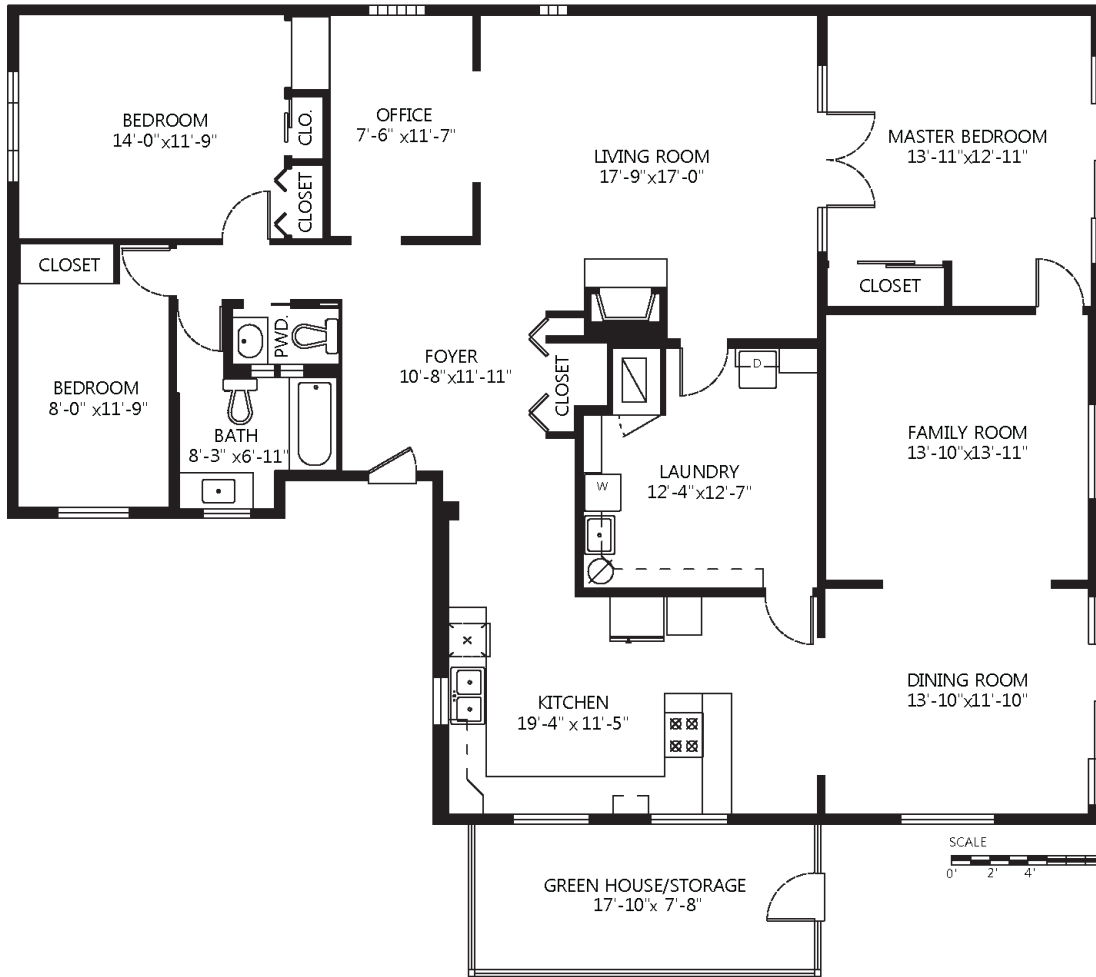
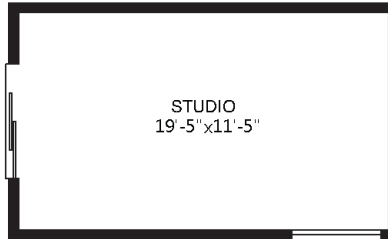




For more information about this home or to arrange a private tour call us at **604 983 2518** or visit www.1072ArborlynnDr.com

MEASUREMENTS

Main Level: 2,087 Sq/Ft
Studio: 253 Sq/Ft
Green House: 147 Sq/Ft



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