

**RE/MAX
ROSSETTI
REALTY**



317 EAST 20TH STREET

Central Lonsdale, North Vancouver

3 Beds | 2 Baths | 2,811 sq/ft

■ Charming, well maintained home in a terrific Central Lonsdale location. The original house was built in 1948, and although looks modest from the street, has a terrific open plan addition, expanding the total size to 2,800 sq/ft over 2 levels. The main includes a generous sized living room with wood burning fireplace and hardwood floors; a spacious well planned kitchen with plenty of cupboard and counter space including a movable island with seating; and an adjacent south facing great room addition. The great room living/dining room offers a gas burning fireplace and floor-to-ceiling windows providing lots of natural light and a terrific exposure overlooking the backyard. Completing the main are two bedrooms and a 3 piece bathroom (with potential to convert a portion of the back addition into an additional main floor bedroom if required). The walk-out lower level offers suite potential and includes a cozy bedroom, a recreation room, a laundry room, a spa-like bathroom, and a bright walk-out family room. The house has been lovingly maintained by the current owners for over 30 years, with numerous customizations and great built-in storage options throughout. The fully landscaped lot offers plenty of mature plantings, creating a completely private backyard oasis including 2 intimate patios, grassed areas, and lane access to a single garage. Located in the City of North Vancouver allowing for coach house potential, and under the recently approved Housing Action Plan, the option to rent both a secondary suite and a coach house suite. Situated on a rarely available 38' x 142' south facing lot (with Grouse Mountain views) in an ideal Central Lonsdale location on a low traffic street yet easy walking distance to Queensbury Elementary, Sutherland Secondary, Boulevard Park, and close to Lonsdale shops and restaurants.

Listed at \$1,568,000







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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