



**RE/MAX
ROSSETTI
REALTY**

514 WEST 28TH STREET

Upper Lonsdale, North Vancouver

■ Cosy and well maintained 4 bedroom family home in a convenient Upper Lonsdale location. The level entry main floor offers over 1,100 sq/ft including a spacious living room with gas burning fireplace and large south facing picture windows; dining room; and French doors leading to the adjacent kitchen which features plenty of cupboard and counter space, newer appliances, and room for an eating area. Completing the main is a powder room, and a multipurpose nanny or guest suite addition, with a separate entrance, that can provide additional living space or be used as a revenue producing suite. Upstairs offers 4 bedrooms, 1.5 bathrooms including a spacious master with 2 piece ensuite and access to a large partially covered deck with mountain views. Situated on a nicely landscaped, low maintenance lot with a private south facing front garden, hidden behind a hedge, and a fenced backyard, with garden shed, and access to two car off street parking from 29th Street. Ideally located close to all amenities including Larson Elementary, Carson Graham Secondary, Westview Shopping Center, Edgemont Village, Delbrook Park, the soon to be completed rebuilt William Griffith Community Center, and with easy access across the North Shore or to downtown from Highway 1.

PROPERTY DETAILS:

Age:	43	Lot (sq/ft):	3,339
Bdrms:	4	Frontage:	33'
Baths:	3.5	Depth:	101'
Sq/Ft:	1,992	Parking Type:	Open
Main:	1,159	Land:	Freehold
Below:	833		

INCLUDED ITEMS:

Fridge, stove, dishwasher, washer, dryer, window coverings, security system, backyard activity centre

EXCLUDED ITEMS:

SE bedroom curtains

SCHOOLS:

Larson Elementary
Carson Graham Secondary

Listed at \$1,298,000





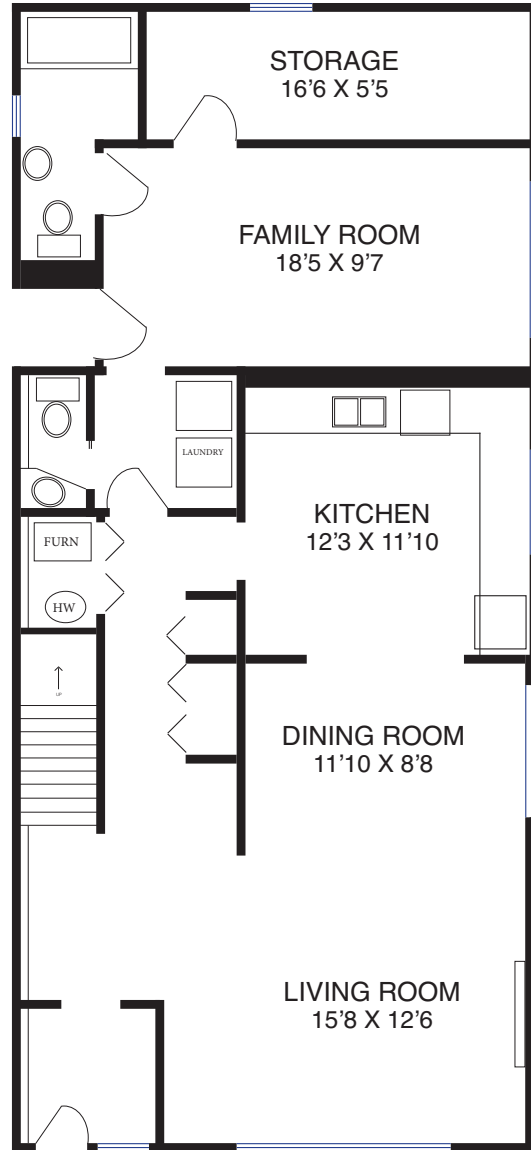
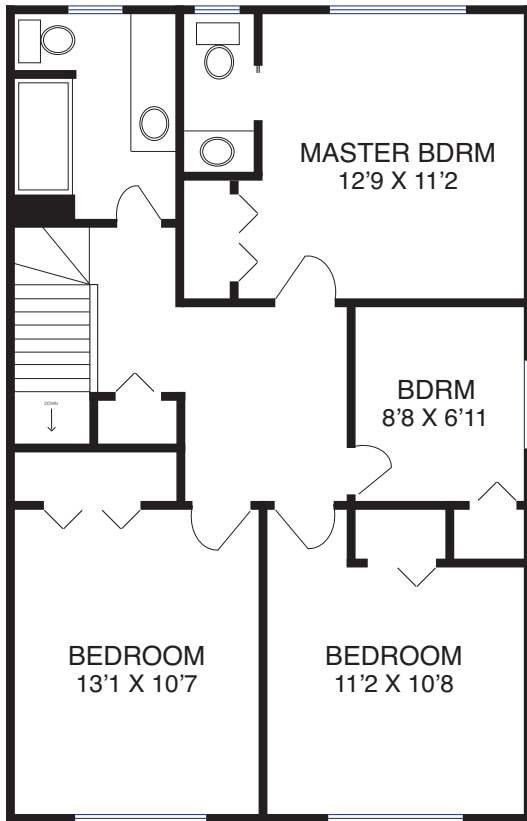


MEASUREMENTS

Main Level: 1,159 sq/ft

Lower Level: 833 sq/ft

TOTAL: 1,992 sq/ft



Drawings for illustration purposes only. All measurements are approximate, buyer to verify.



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

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

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