

ROSSETTI



2150 KIRKSTONE PLACE

LYNN VALLEY, NORTH VANCOUVER

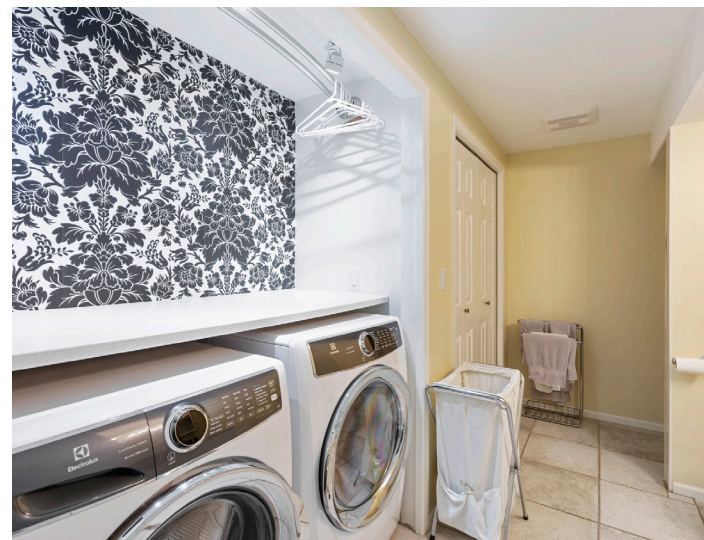


METICULOUS ONE OWNER LYNN VALLEY HOME

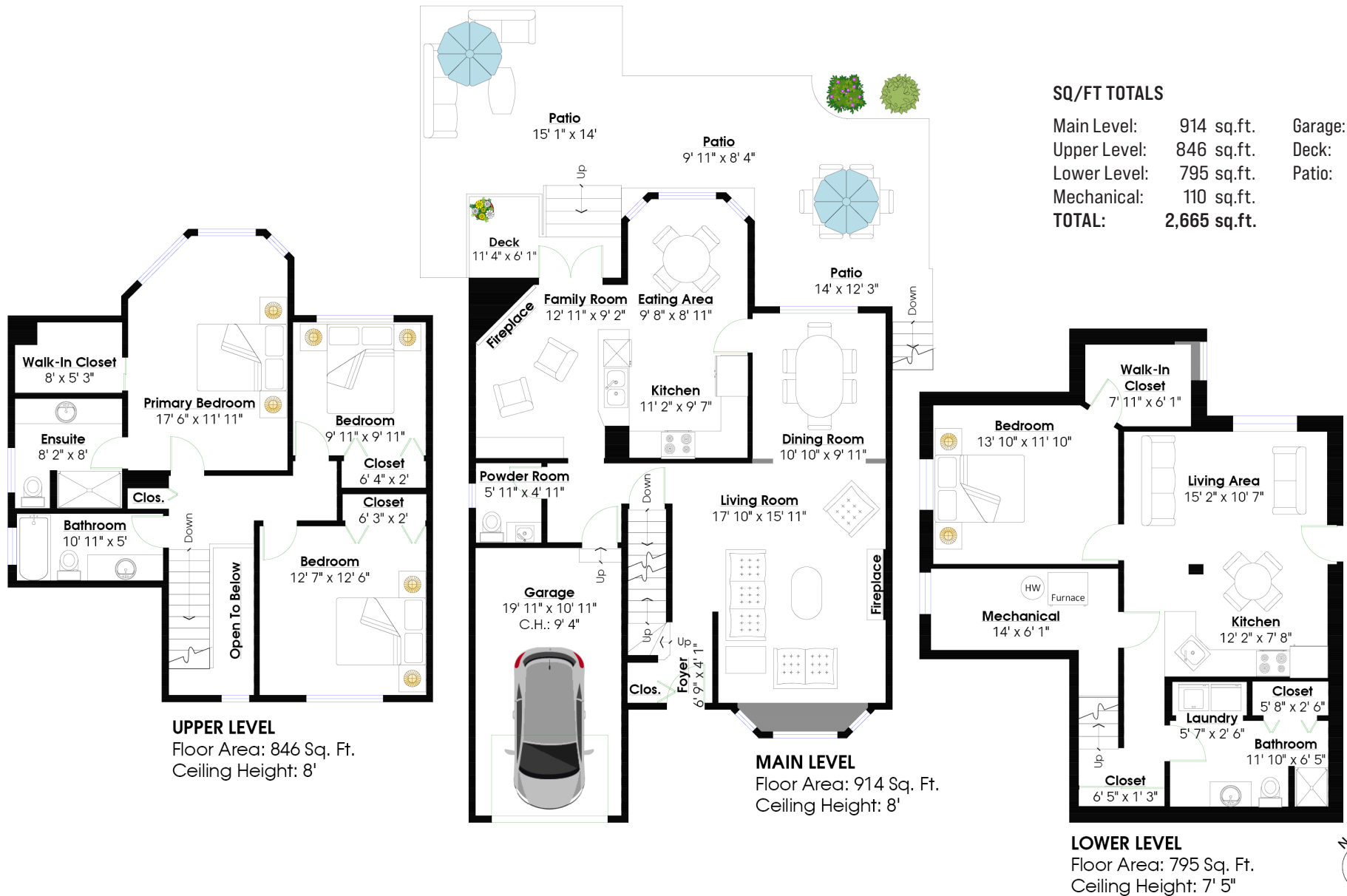
4 Beds | 4 Baths | 2,665 Sq.Ft. House

■ Meticulously maintained, one owner home on a quiet cul-de-sac in the heart of Lynn Valley. Offering 4 bedrooms, 3.5 bathrooms, and over 2600 sq/ft across 3 levels including a 1 bdrm in-law suite down. The home exudes pride of ownership inside and out with thoughtful updates and manicured gardens. The main floor features a practical, traditional layout including a southwest facing living room with hardwood floors, gas fireplace, and a bay window overlooking the front garden. The dining room is a generous size, great for everyday use and entertaining, and features wainscoting and a large picture window with a lovely outlook to the backyard. The adjacent kitchen has been updated and includes natural wood lower cabinets and white painted uppers, quartz counters, stainless appliances, and marble backsplash. Included in the kitchen is a bay-windowed eating area and a family room that features a built-in bar/ cabinets, gas fireplace, and French doors to a back deck and patio. Completing the main is a 2-piece powder room and direct access to a single car garage. The upper level offers 3 bedrooms and 2 bathrooms including a large primary suite with walk-in closet and 3-piece ensuite. The completely finished lower level is ideal for guests, nannies, or has the potential to be a rental suite with separate access and full kitchen. Set on a sunny 39' x 120' lot with picturesque gardens. The front offers a brick driveway (replaced 2020), mature plantings, and a slate covered patio. The backyard is fully fenced and features a deck off the main (perfect for a barbecue), extensive patio space, and a level grassed area (great for kids and pets) complete with the soothing sounds of a water feature. Terrific location on a quiet, family friendly cul-de-sac with direct access at the end of the street to Kirkstone Park and Karen Magnussen Recreation Center, and easy trail access to Lynn Valley Centre. For school age kids, just a short walk to Eastview Elementary and within the Sutherland Secondary school catchment area. Truly a fine family home that should not be missed.





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SQ/FT TOTALS

Main Level:	914 sq.ft.	Garage:	237 sq.ft.
Upper Level:	846 sq.ft.	Deck:	50 sq.ft.
Lower Level:	795 sq.ft.	Patio:	513 sq.ft.
Mechanical:	110 sq.ft.		
TOTAL:	2,665 sq.ft.		

Layout by BC Floorplans. EGD Insured for \$1,000,000. While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed.

