



RE/MAX
ROSSETTI
REALTY

165 WEST OSBORNE ROAD

UPPER LONSDALE



Welcome to the 'Green-Armytage Residence'. Available for the first time in over 35 years, this 1920 craftsman styled heritage home has been lovingly maintained and intelligently updated with meticulous attention to detail. Featuring an impressive covered and vaulted front porch leading to a formal foyer with lovely wainscoting and stained fir beam coffered ceiling. Offering a spacious grand piano sized living room with impressive granite slab covered wood burning fireplace and coffered ceiling, and a beautiful cross hall dining room with stunning millwork. The recently fully renovated kitchen features white shaker cabinets, granite counters, and a counter height bar eating area. Completing the main is a cosy family room, beautifully updated bathroom with rain head shower, and the master bedroom which features 'lie-in-bed' city views. Upstairs offers two more spacious bedrooms, a 3 piece bathroom, and plenty of storage space including heated attic storage. Down offers a large laundry/mudroom, mechanical room, and a completely separate, fully contained bright 2 bedroom walk-out suite. The suite offers a generous sized kitchen, south facing living room with floor-to-ceiling windows and electric fireplace, and an eating area with French doors to a private patio. Special features include a 435 square foot main floor south facing deck with French door access off the master bedroom and family room. This city view deck offers a partially covered barbecue area and plenty of room for an outdoor dining and sitting area, ideal for taking in the city lights. Situated on a south facing 50' x 132' lot that offers a treed front yard providing terrific privacy. The sun soaked backyard features lovingly maintained vegetable beds, mature plantings, and a greenhouse, ideal for gardeners. The home is included on the District's Secondary Heritage list, and is noted for its 'heavy timber gable screen, stone porch piers, exposed rafter ends and notched vergeboards, all hallmarks of the Craftsman Style.'

INCLUDED ITEMS:

2 fridges, 2 stoves, 2 dishwashers,
2 washers, 2 dryers, B.I. microwave,
window coverings, security system

SCHOOLS:

Braemar Elementary
Carson Graham Secondary

PROPERTY DETAILS:

Age:	96	Lot (sq/ft):	6,600
Bdrms:	5	Frontage:	50'
Baths:	3	Depth:	132'
Sq/Ft:	3,349	Parking Type:	Open
Main:	1,294	Land:	Freehold
Above:	587	Taxes ('15):	\$6,403.25
Below:	1,468		

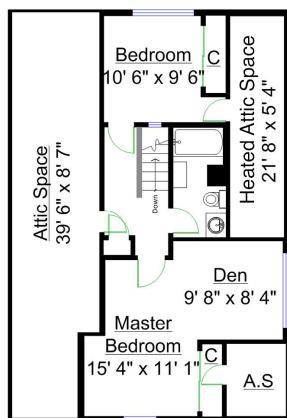
Offered at \$2,089,000

165WestOsborneRd.com





For more information about this home or to arrange a private tour
call us at **604 983 2518** or visit **www.165WestOsborneRd.com**



UPPER LEVEL

MEASUREMENTS

INTERIOR [SQ/FT]:

Main Level: 1,294

Upper Level: 587

Lower Level: 1,468

TOTAL: 3,349

Attic Space: 516

PATIOS/DECKS [SQ/FT]:

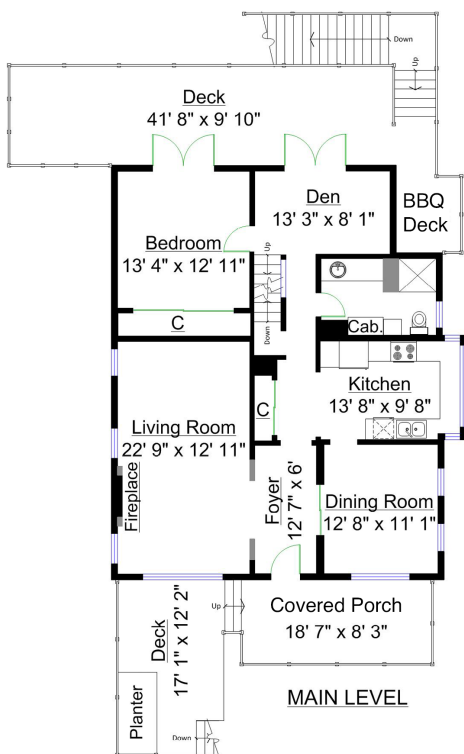
Front Porch: 294

Main Deck: 435

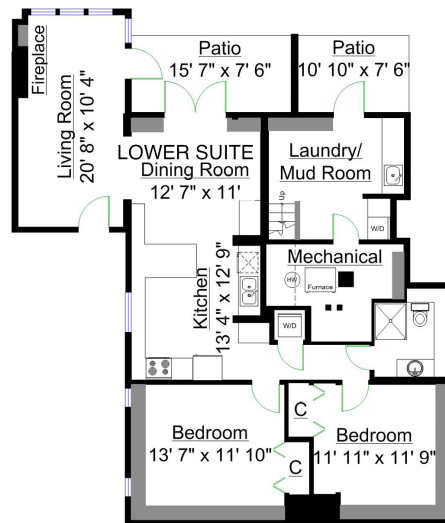
Patio 1: 81

Patio 2: 117

TOTAL: 927



MAIN LEVEL



LOWER LEVEL

THINKING OF BUYING OR SELLING?



Matt

Jordan

Tony

Aaron

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*Based on cumulative team member units listed and sold on the REBGV MLS from 1979 - 2015