



**440 BAYVIEW ROAD**

LIONS BAY

# ICONIC, QUALITY BUILT, UNIQUELY LIONS BAY.

■ Iconic, quality built and updated A-frame on a park-like half acre view lot. Featuring over 4,800 sq/ft on three levels with 4 bedrooms, 3 bathrooms, and oozing the idyllic West Coast architecture that embodied Lions Bay since its inception. This two owner home was proudly constructed by the original owner/builder with massive hand-hewn wood beams, high vaulted cedar lined ceilings, and a soaring custom stone fireplace that travels over all three levels of the home. The current owner has lovingly updated the house while maintaining the original charm. Features of the renovations include a new kitchen (with Thermador appliances), new bathrooms, new hardwood and tile floors, new propane furnace, new roof and skylights, and new 200 amp service. Situated on a private 25,000 sq/ft lot surrounded by nature and nestled perfectly into the hill for taking in the ocean and island views, and with rarely available level yard great for families or pets. Features two driveways into the property with access to a 2 car garage and plenty of additional off street parking options. Well located close to the store, café, transit, and beach, and a quick commute to and from the North Shore, Vancouver, or up the Sea-to-Sky via Highway 1.

## INCLUDED ITEMS:

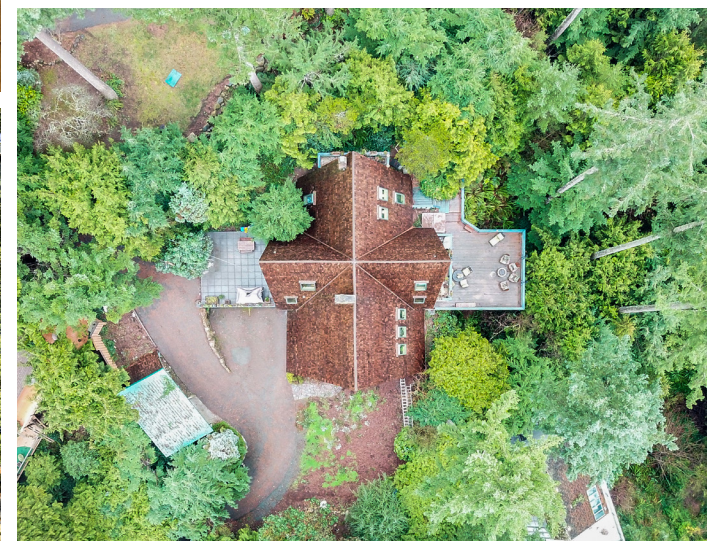
Fridge, stove, dishwasher, washer, dryer, window coverings, garage door remote, security system

## SCHOOLS:

Lions Bay Community School [K-3]  
Gleneagles Ch`axay Elementary [4-7]  
Rockridge Secondary [8-12]

**Listed at \$2,199,000**







All information displayed is believed to be accurate but is not guaranteed and should be independently verified. This communication is not intended to cause or induce breach of an existing agency agreement.

For more information or to arrange a private tour:  
Call **604.983.2518** or visit [RealEstateNorthShore.com](http://RealEstateNorthShore.com)