



1322 MILL STREET
NORTH VANCOUVER

DESIGNER UPDATED UPPER LYNN VALLEY FAMILY HOME

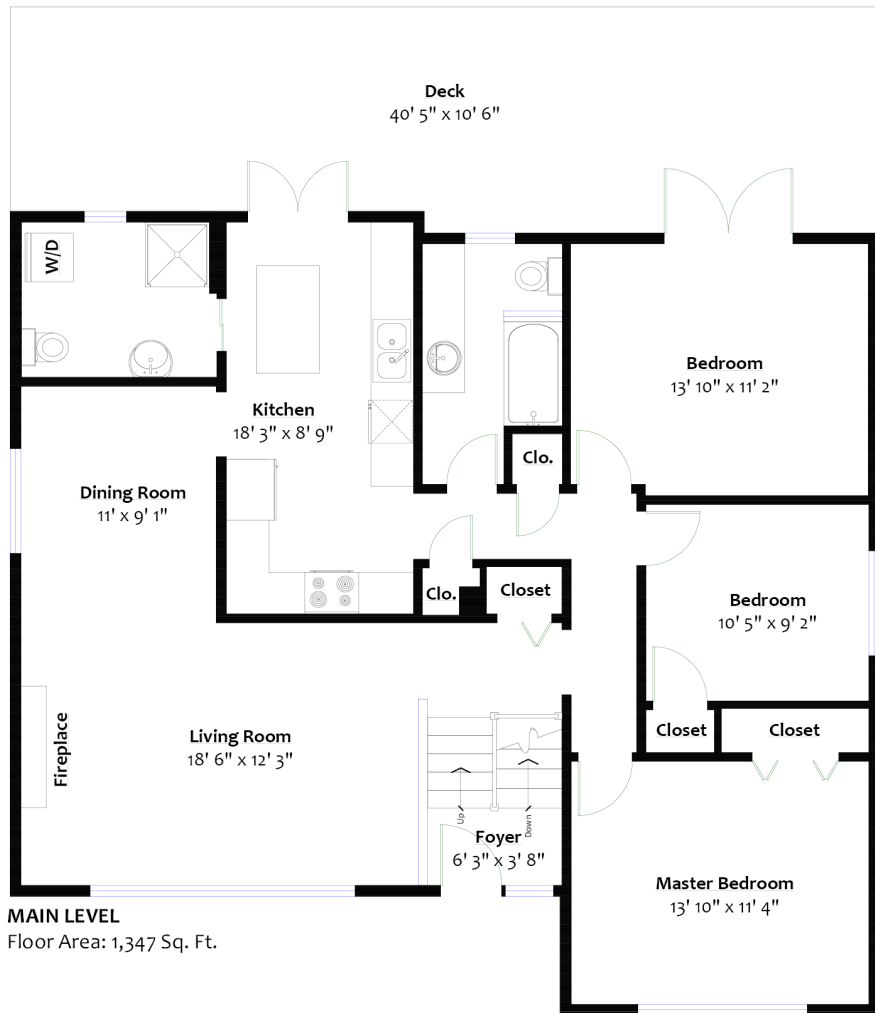
4 Beds | 3 Baths | 2,562 Sq/ft

■ Designer updated 2 level family home in a terrific Upper Lynn Valley location. Featuring a 2003 renovated kitchen and main floor bathrooms with timeless updates that still show like new. Offering a traditional plan main including an L-shaped living/dining room with large picture windows, wood burning fireplace, and beautifully refinished original oak hardwood floors. The highlight is the skylit kitchen with French doors that lead out into the completely private backyard oasis (including in-ground pool). Completing the main are three bedrooms and two bathrooms. The fully finished lower level includes a recreation room and a separate 1 bedroom authorized suite. The suite offers a bright living/dining room with gas fireplace and cute bay window, generous sized kitchen with plenty of counter space, spacious bedroom, 3 piece bathroom, in-suite laundry and separate driveway to your front door. Situated on a sundrenched 70' x 118' lot with totally private backyard that features lovely patio space, an intimate cabana, level grassed area, and a concrete pool. Includes plenty of open parking from two front driveways. Located in a family friendly neighbourhood just a short walk to Upper Lynn Elementary and close to Argyle Secondary, steps to transit, near terrific hiking and trails, and just a short drive to Lynn Valley Village.

Listed at \$1,695,000







MAIN LEVEL
Floor Area: 1,347 Sq. Ft.

Totals**

Main Level:	1,347 sq. ft.	Workshop:	92 sq. ft.
Lower Level:	1,215 sq. ft.	Deck:	405 sq. ft.
Total:	2,562 sq. ft.	Total:	497 sq. ft.



LOWER LEVEL
Floor Area: 1,215 Sq. Ft.

All information displayed is believed to be accurate but is not guaranteed and should be independently verified.
Plan prepared by BC Floorplans. Sq/ft approx. based on interior measurements to exterior walls.
This communication is not intended to cause or induce breach of an existing agency agreement.

For more information
Call **604 983 2518** or visit
RealEstateNorthShore.com