



2948 DRESDEN WAY

Blueridge, North Vancouver

Beautifully updated two level, executive style family home, in a quiet Blueridge location with fabulous south west exposure. An inviting staircase, with two storey vaulted and skylit ceilings, leads to the main floor with over 1,700 sq/ft of living with spacious bright rooms. Featuring an entertainment sized fully renovated kitchen with timeless white cabinets, granite counters, and stainless appliances. Adjacent to the kitchen is a generous sized open plan dining room and an elegant living room with gas burning fireplace. The main is ideally laid out for indoor/outdoor living including sliders off the living room to a large south facing sundeck with peek-a-boo views to downtown Vancouver. As well, French doors from the dining room and kitchen lead to a level, fenced, private back yard including a sprawling patio, with retractable awning, perfect for an outdoor lounge set, dining area, and a great spot for summer barbecues. Completing the main are three bedrooms, two bathrooms including a very large master suite with skylit 5 piece ensuite, plenty of closet space, and a sitting room with gas burning fireplace and access to the deck. The lower level offers a recreation/family room with gas burning fireplace, and in-law suite potential with two additional bedrooms, an updated bathroom, a large flex space, a laundry room with plenty of cupboard and counter space, and an adjacent storage room. Situated on a quiet cul-de-sac, with a lovingly maintained, mature landscaped lot, in an ideal family oriented Blueridge location with great neighbours

INCLUDED ITEMS:

Fridge, 5 burner counter top gas range, built-in oven, microwave, dishwasher, large chest freezer, built-in vacuum, window coverings, security system

SCHOOLS:

Blueridge Elementary
Windsor Secondary

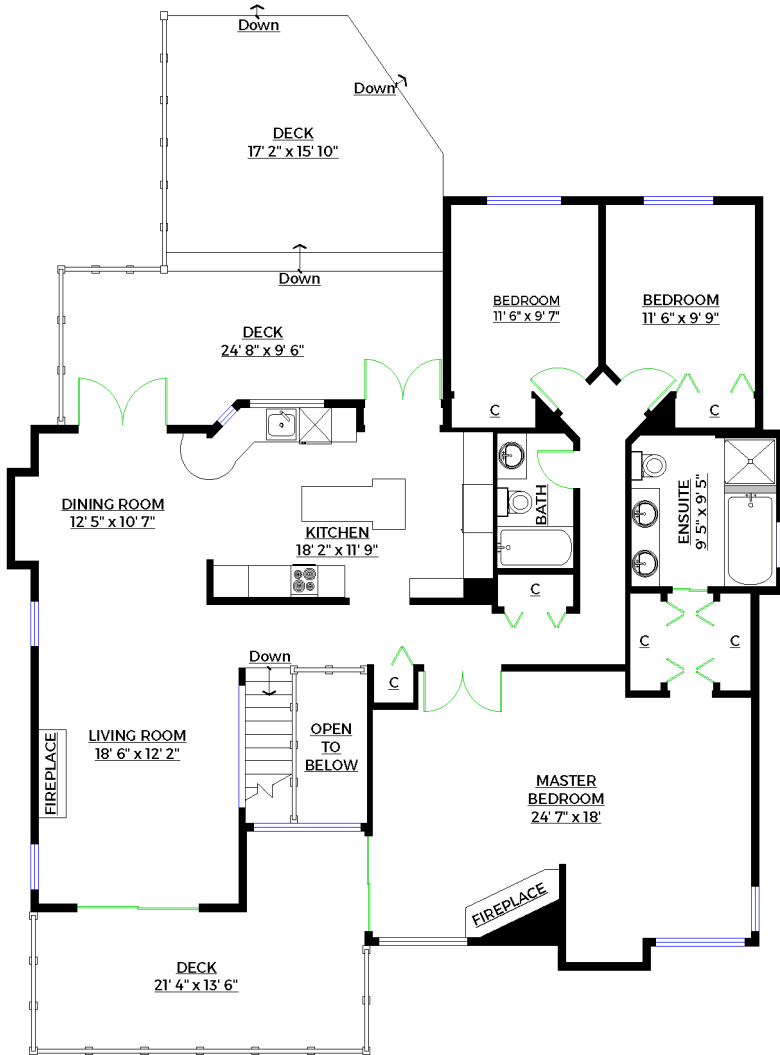
Age:	31	Lot (sq/ft):	7,115
Bdrms:	5	Frontage:	59'
Baths:	3	Depth:	121'

Listed at \$1,698,000



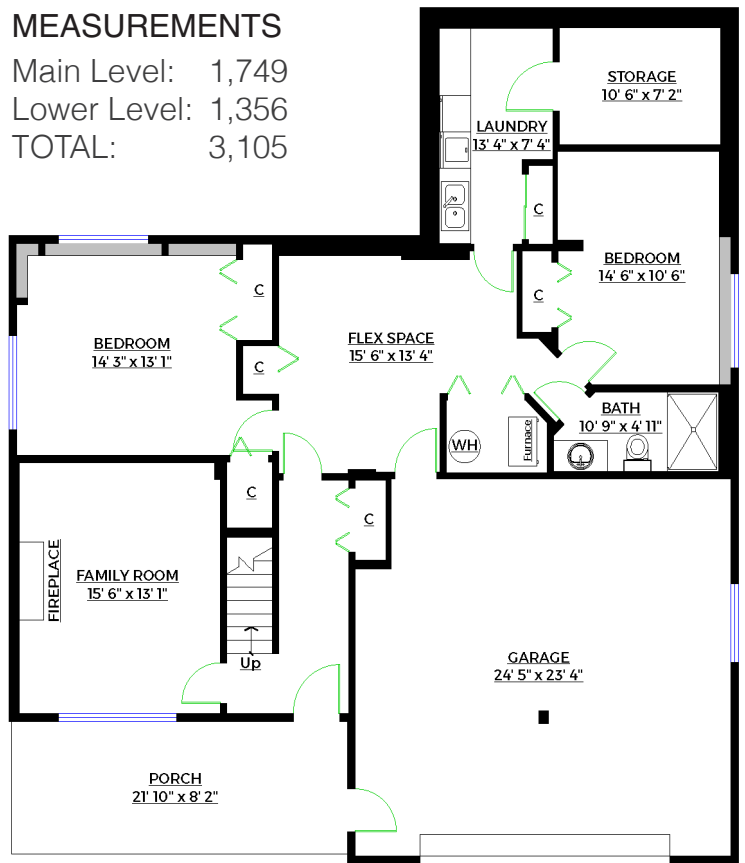


2948 DRESDEN WAY BLUERIDGE



MAIN LEVEL
Floor Area: 1,749 sq. ft.

MEASUREMENTS
Main Level: 1,749
Lower Level: 1,356
TOTAL: 3,105



LOWER LEVEL
Floor Area: 1,356 sq. ft.

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints
** Total square footage includes under-height areas



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

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

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.