



**2400 WEYMOUTH PLACE**  
NORTH VANCOUVER

# WELCOME TO THIS ENTERTAINER'S DREAM HOME

4 Beds + 2 Dens | 4 Baths | 3,568 Sq/ft

■ Welcome to this entertainer's dream home! Substantially updated and well maintained, this 4 level split offers 4 bedrooms, 2 dens, 4 bathrooms, and over 3,500 sq/ft of well-planned and spacious living. The highlight of the home is the gourmet chef's kitchen that features soaring vaulted ceilings, an abundance of light from large windows and skylights, and a truly impressive 4' x 10' granite island perfect for socializing and informal meals. Completing the kitchen is an eating area, French doors to a patio perfect for barbecuing, as well as access to a sunken formal living room with vaulted skylit ceilings and a floor-to-ceiling stone faced gas burning fireplace. The lower level includes a family room (steps below and open to the kitchen) and complete with the perfect set up for a home theater, as well as an office/guest room, 3 piece bathroom, storage/mudroom, laundry, and access to the double garage. Upstairs features 3 bedrooms and 2 bathrooms including a master with built-in electric fireplace, walk-in closet, and spa-like ensuite including a soaker tub and seamless glass steam shower. The basement level is perfect for extended family/in-law accommodation, or with the potential for a rental suite – with separate entrance, kitchen, living room, and 1 bedroom and den. Featuring a low maintenance well designed fully fenced yard including a heated and filtered in-ground pool, terrific pool patio space, and a natural gas firepit sitting area. Situated at the end of a quiet cul-de-sac in a convenient Lynn Valley location just a short walk to Boundary Elementary School, a level walk to Lynn Valley Centre and Karen Magnussen RecCentre, and with easy access across the North Shore or downtown via Highway1.

**Listed at \$1,978,000**



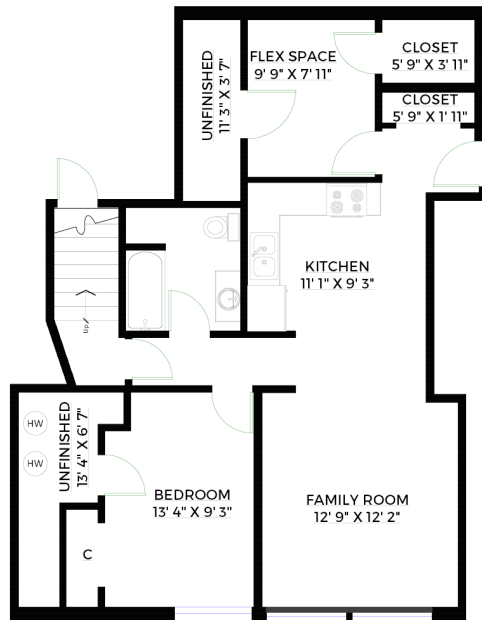
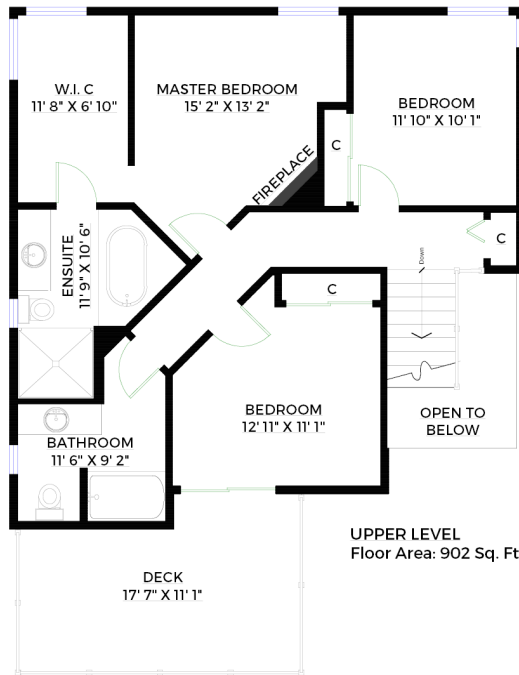
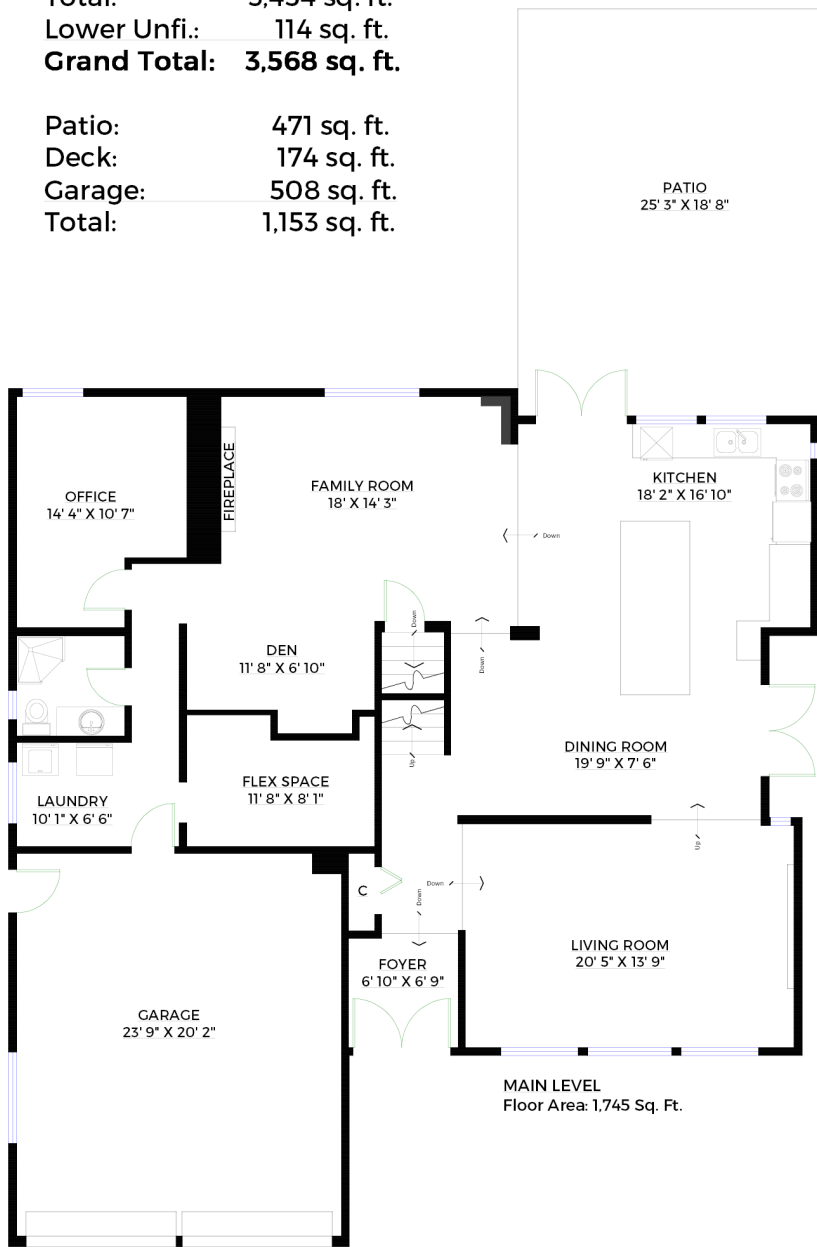




**Totals\*\***

Main Level: 1,745 sq. ft.  
 Upper Level: 902 sq. ft.  
 Lower Level: 807 sq. ft.  
 Total: 3,454 sq. ft.  
 Lower Unfi.: 114 sq. ft.  
**Grand Total: 3,568 sq. ft.**

Patio: 471 sq. ft.  
 Deck: 174 sq. ft.  
 Garage: 508 sq. ft.  
 Total: 1,153 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](http://RealEstateNorthShore.com)