



1082 LODGE ROAD
SUNSET GARDENS

EXCLUSIVE 'SUNSET GARDENS' FAMILY HOME

5 Beds | 3 Baths | 3,037 Sq/Ft

■ Introducing 1082 Lodge Road, in exclusive 'Sunset Gardens'. Set upon a private 9,100 sf lot with mature and manicured gardens, this lovingly maintained and updated family home offers 5 beds and 3 baths across 3,037 square feet of living space on one of North Vancouver's most desirable streets. The main level of this spacious back-split provides a welcoming foyer and a thoughtful layout, with a formal living room separated from the open plan dining, kitchen, and family nook. Custom built-in cabinets allow for ample storage in the dining area, with french doors providing access to the oversized and covered front patio, great for BBQ'n and year round entertainment. Fall in love with the gourmet kitchen, offering top-of-the-line Viking appliances including double wall oven, gas cooktop, warming drawer, beverage centre, fridge/freezer, and dishwasher; featuring quartz countertops, large format tile backsplash, vaulted ceilings with skylights, and a large centre island with barstool seating, this space is truly the heart of the home. Adjacent to the kitchen, the original brick fireplace with gas insert brings life and character to a family nook, great as a study space or reading corner. The upper level of the home offers four bedrooms and two full bathrooms, including a private primary bedroom with walk-in-closet and updated 3-piece ensuite. The lower level provides great flexibility, including a massive rec-room with coffered ceilings, gas fireplace, and direct access to the back yard. A private office space is large enough for two workstations, and a separate fifth bedroom makes a great guest room or nanny suite. The bright and generous laundry and mud room space includes an updated 3-piece bathroom, built-in storage, and secondary access to the back yard and garage. Additional features include a 934 sq/ft crawl space great for storage, a workshop, and keeping your wine cool; a 3-car garage with accessible loft; and tasteful updates including maple hardwood and stone tile flooring, built-in speaker system, and newer windows with wood shutter blinds throughout. Make this property your next home, and enjoy the fantastic location just steps to desirable Cleveland Elementary (FI) and Handsworth Secondary, trails along the Capilano River, and a short walk to morning coffee and boutique shopping and dining in adorable Edgemont Village.

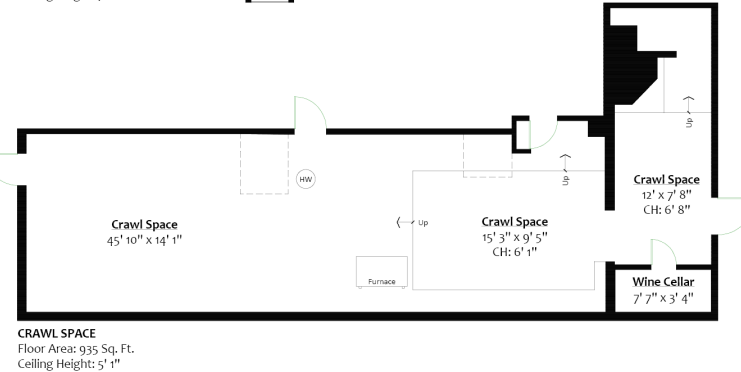
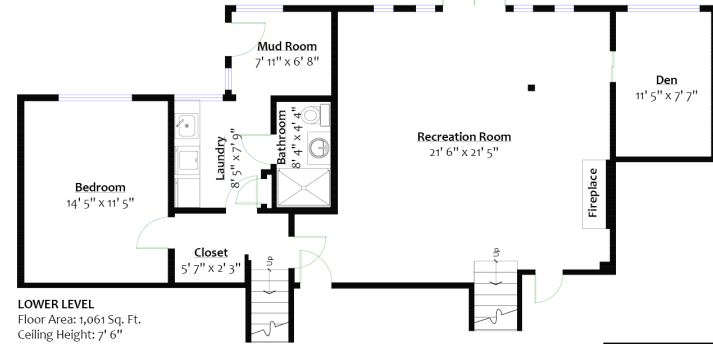
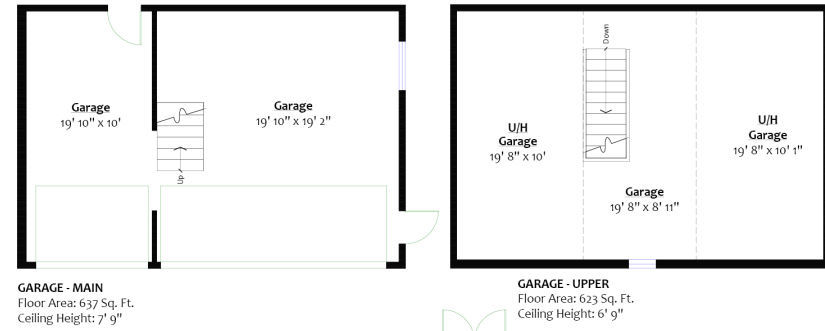
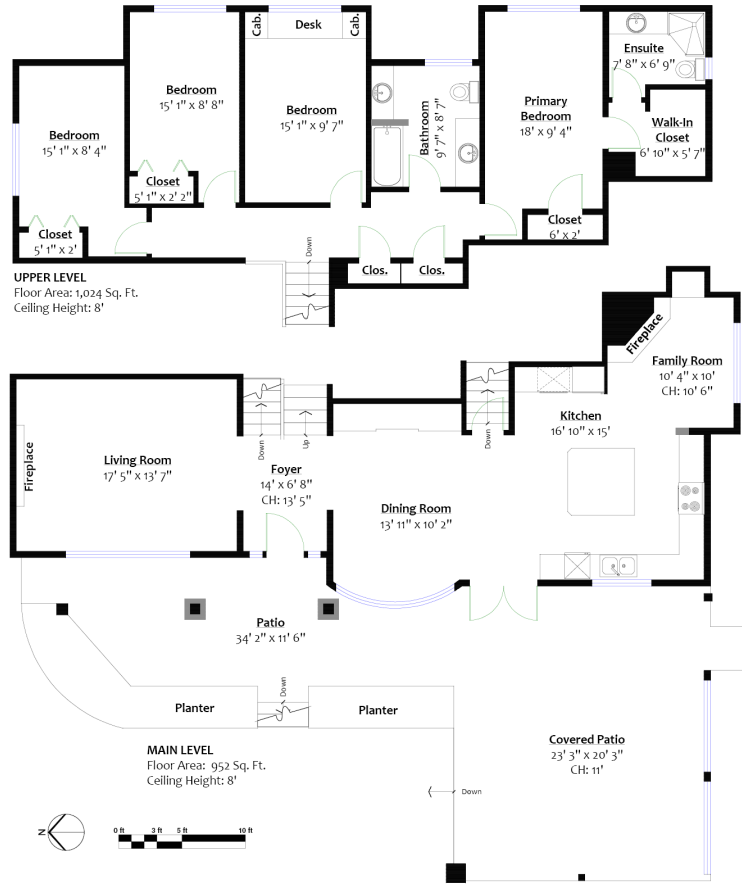






SQ/FT TOTALS

Main Level:	952 sq/ft	Crawl Space:	935 sq/ft
Lower Level:	1,024 sq/ft	Patio:	749 sq/ft
Upper Level:	1,061 sq/ft	Garage:	1,260 sq/ft
TOTAL:	3,037 sq/ft		



Layout by BC Floorplans. E&O Insured for \$1,000,000
 While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. Information should not be relied upon without independent verification.
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For more information
 Call **604 983 2518** or visit
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