



**111 SANDRINGHAM CRESCENT**

**NORTH VANCOUVER**



# RARELY AVAILABLE MARLBOROUGH HEIGHTS CITY VIEW HOME

5 Beds | 4 Baths | 3,487 Sq/Ft

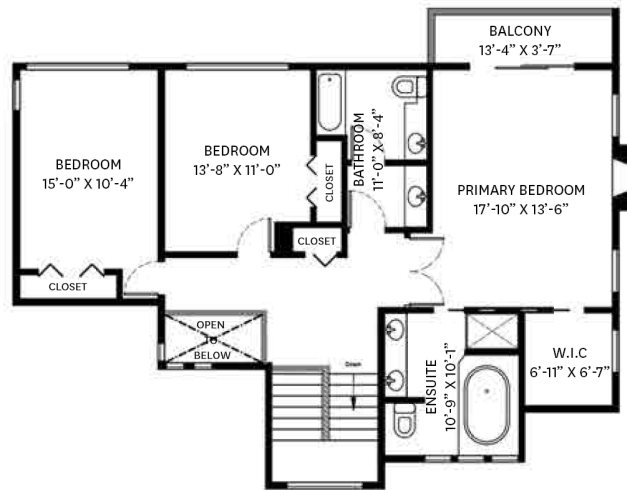
■ Rarely available Marlborough Heights 3 level CITY VIEW home. Set on sought after Sandringham Crescent, this timeless Tudor style house offers 5 bedrooms, 4 bathrooms, and 3,487 sq/ft with a terrific layout well suited for indoor/outdoor living. The main floor is an entertainer's dream with a bright south facing exposure, an abundance of south facing windows overlooking the city views, and easy access to extensive decks and patio space (including the fully fenced pool area). The kitchen offers sleek white cabinets, quartz counters, stainless appliances, and opens to a spacious eating area/family room – perfect for day-to-day family enjoyment. The adjacent dining/living rooms feature a gas fireplace, city views, and sliders to the private yard/pool. Completing the main is a 2-piece bathroom, laundry room, and den/bdrm – ideal as an office or guest room. The staircase to the upper floor features a stunning custom designed stained glass window and leads to 3 bedrooms and 2 bathrooms. Included is a spacious primary suite with breathtaking lie-in bed city views, private balcony, gas fireplace, walk-in closet, and 5-piece ensuite with 2 person jetted tub. The two other bedrooms are both a generous size and have easy access to a 5-piece bathroom. The lower level offers a flexible layout – well suited for single family use or easily separated as a 1-bedroom mortgage helper. There you will find a large recreation room with built-in bar/kitchenette (that is sure to be the envy of your friends), additional bedroom, 3-piece bathroom, and direct access to a double garage. Featuring a south facing lot with low maintenance gardens, a large grand grassed boulevard perfect for a play area, and a free form shaped pool with diving board and built-in hot tub. The property has formal access to the home off Sandringham with a relatively level driveway entrance off Osborne. Additional features include new exterior and interior paint, new carpets, new door hardware, updated lighting, and natural gas barbecue connection on the deck off the family room. In a rarely available and sought-after family neighbourhood just a short walk to André-Piolat and Braemar Elementary; close to Carisbrooke and Delbrook Parks and Delbrook Community Recreation Centre; and with easy access to all Lonsdale, Westview and Edgemont Village amenities.





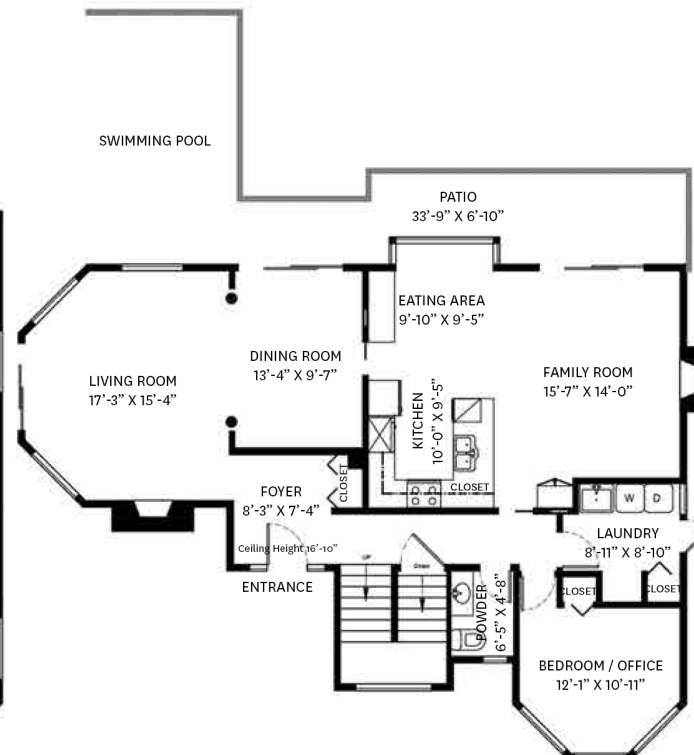
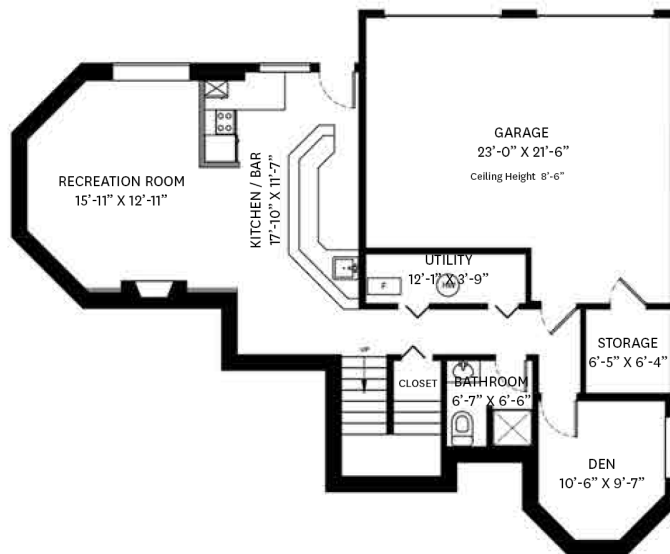






**SQ/FT TOTALS**

Main Floor:	1,356 sq/ft	Garage:	470 sq/ft
Upper Floor:	1,173 sq/ft	Balcony:	48 sq/ft
Lower Floor:	958 sq/ft	Deck:	195 sq/ft
TOTAL:	3,487 sq/ft		



Floor plan by ishot Enterprises Inc.  
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