

ROSSETTI



1170 BAUFORT ROAD

INDIAN RIVER, NORTH VANCOUVER

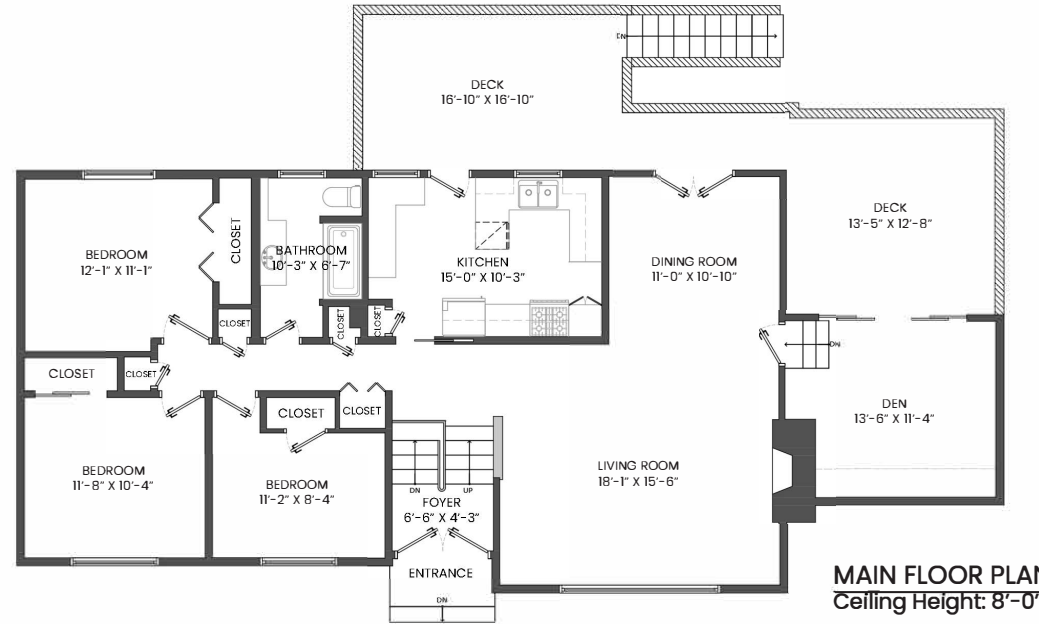
WONDERFUL FAMILY HOME WITH TERRIFIC REVENUE POTENTIAL

6 Beds | 3 Baths | 2,699 Sq/Ft

■ This spacious and versatile home offers 6 bedrooms, 3 bathrooms, and nearly 2,700 sq/ft of living space, including a self-contained 1-bedroom in-law suite—plus the potential to create a second suite if desired. The main floor spans nearly 1,500 square feet and features a warm and inviting atmosphere with cherry hardwood floors. The open-plan living and dining room is anchored by a wood-burning fireplace with a granite surround and is filled with natural light from a large picture window. The adjacent kitchen includes a cozy eating area and provides access through a charming Dutch door to an east-facing wrap-around deck - the perfect spot to barbecue and enjoy an evening summer meal. A bright sunroom addition is ideal for a home office, children's playroom, or a relaxing retreat. Sliding doors from the sunroom open to a more private portion of the deck, with enough room for a peaceful outdoor sitting area. Completing the main are 3 bedrooms and a 4-piece bathroom. The lower level offers a flexible layout ideal for multi-generational living or rental income. It features a completely separate and fully self-contained one-bedroom in law suite, as well as an additional area with potential to become a second one- or two-bedroom suite. This portion is currently configured with a family room, two bedrooms, and a laundry room that could be converted into a kitchen. There is direct walk-out access from the lower level to a fully fenced backyard with a large patio, grassy lawn, and raised vegetable beds. The home offers ample storage, including easy-to-access attic space. Mechanical updates include a high-efficiency furnace, a 200-amp electrical panel, a dedicated sub-panel for the suite, and rough-in for a heat pump (the unit is included but not yet connected). The garage has been used as a working office and features a partitioned storage area ideal for bikes or gear, but it can easily be converted back for vehicle use. The front yard is bordered by a boxwood hedge and includes in-ground irrigation. Set on an extra-wide 78' frontage lot with neighbouring properties 38' wide, which may provide for subdivision potential (DNV Preliminary Subdivision Application letter from Nov 2024 is available upon request). A desirable location just a short walk to Russel Court Park and walking distance to Dorothy Lynas Elementary and Seycove Secondary. There are endless trails nearby, and Deep Cove is easily accessible for kayaking and other water sports. Outdoor recreation abounds, with Seymour Mountain offering skiing, hiking, and mountain biking, and two nearby golf courses just minutes away. Parkgate and Dollarton Village shopping centres are also nearby, providing convenient access to shops, services, and everyday essentials.





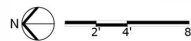
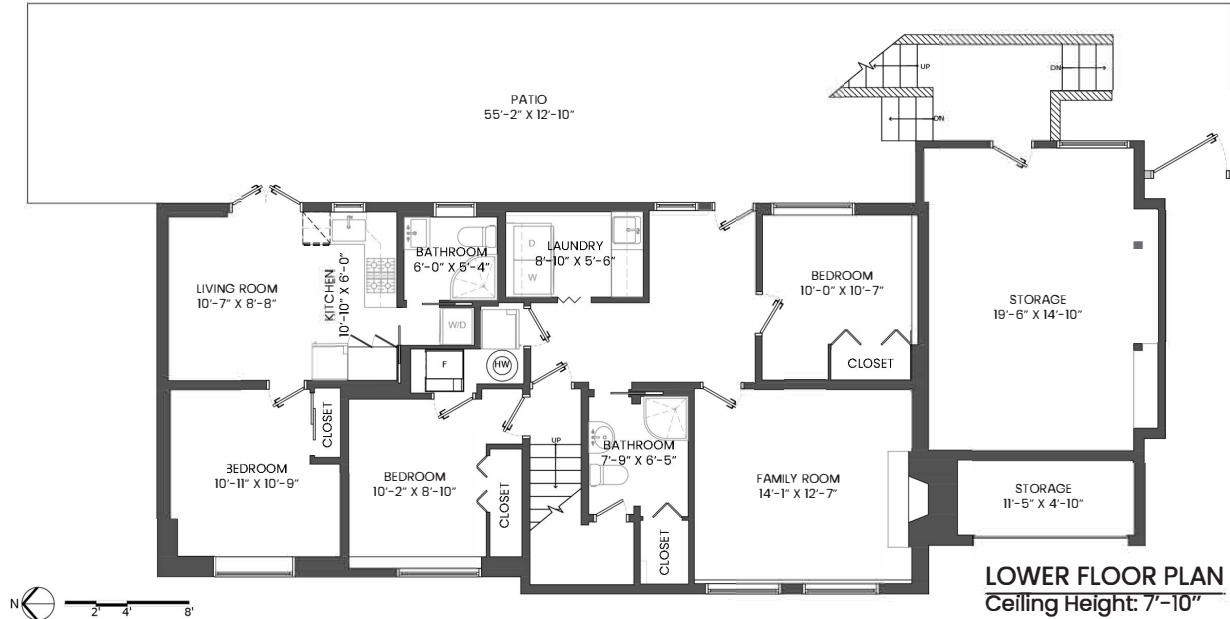


SQ/FT TOTALS

Main Level: 1,470 sq/ft
Lower Level: 1,229 sq/ft

TOTAL: 2,699 sq/ft

Patio: 712 sq/ft
Storage: 388 sq/ft
Deck: 380 sq/ft



The floor plan illustration is not suitable for construction/architectural purposes. Measurements are approximate and may not be to scale. E60 insured. Floor plan designed by ishot.ca Enterprises Inc. 604-368-7979 ISHOT.CA. Information should not be relied upon without independent verification.