



1182 RONAYNE ROAD

NORTH VANCOUVER

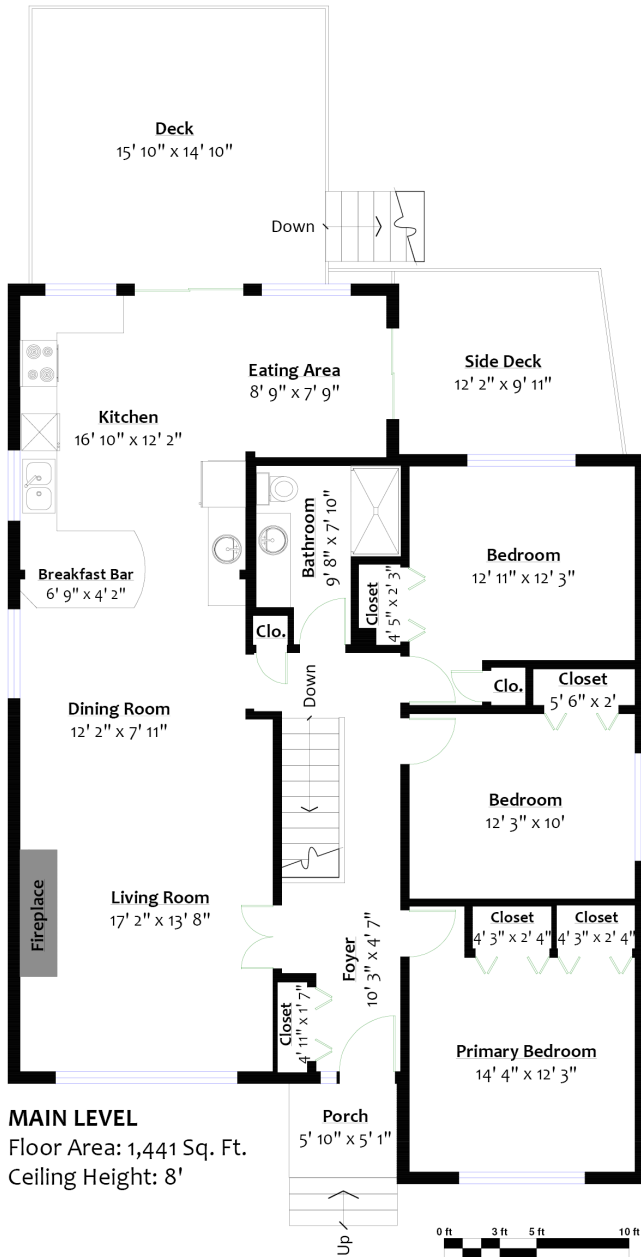
METICULOUS LYNN VALLEY FAMILY HOME

5 Beds | 2 Baths | 2,864 Sq/Ft

■ Meticulous one owner family home in the heart of Lynn Valley. Offering 5 bedrooms, 2 bathrooms, and over 2,800 square feet with terrific suite potential. The home and property have been lovingly maintained by the current owners for over 60 years & are ready for the next fortunate family to move in and enjoy. The main floor features over 1,400 sq/ft with thoughtful updates, and boasts a bright, sunlit south-facing exposure, complemented by an open-plan living, dining, and kitchen area. The kitchen was tastefully renovated with timeless white shaker cabinets, quartz counters, and stainless appliances; and offers an adjacent eating area and sliding doors to two private sundecks (perfect for summer entertaining and barbecuing). The living room features a gas burning fireplace and a large picture window overlooking the grassed and hedged front yard. Completing the main are 3 ample sized bedrooms and an updated 3 piece bathroom. The partially walk-out lower level offers another 1,400 sq/ft with 2 additional bedrooms, 3-piece bathroom, laundry/mud room, and a large recreation room with wood burning fireplace. Completing the lower level is a storage room, cold storage space, and a workshop. The lower level is ideal for single family use or offers great potential for the addition of a suite with 3 separate doors that lead to the outside. Set on a 48' x 123' north/south oriented lot with a level driveway to a single carport, plus great additional open parking. Rarely available location with all Lynn Valley amenities steps from your door including easy trail access to Argyle Secondary and just blocks to Lynn Valley Centre shops and services.



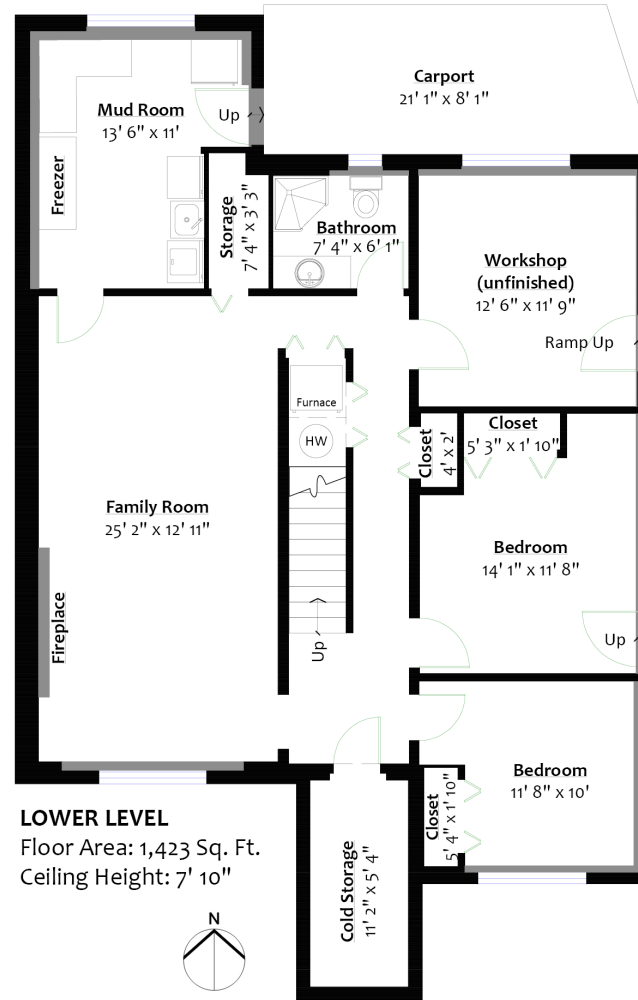




MAIN LEVEL
 Floor Area: 1,441 Sq. Ft.
 Ceiling Height: 8'

SQ/FT TOTALS

Main Level:			
Lower Level:	1,441 sq/ft	Porch:	30 sq/ft
Total:	1,423 sq/ft	Deck:	235 sq/ft
	2,864 sq/ft	Side Deck:	113 sq/ft
		Carport:	160 sq/ft



LOWER LEVEL
 Floor Area: 1,423 Sq. Ft.
 Ceiling Height: 7' 10"

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.
 This communication is not intended to cause or induce breach of an existing agency agreement.

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