

**RE/MAX
ROSSETTI
REALTY**



998 DEMPSEY ROAD
NORTH VANCOUVER

LOVINGLY UPDATED BRAEMAR ESTATE ON A 15,500+ SQ/FT LOT

■ Introducing 998 Dempsey Road, an elegant family home on a 15,500+ sq/ft estate sized lot surrounded by lush greenbelt and manicured gardens. This one-owner home has been lovingly maintained and updated, with 8 bedrooms and 6.5 bathrooms across 6,977 square feet of living space with an extensive list of luxury features.

The grand main level features soaring ceilings and spacious rooms including a bright living room with southern treed outlook and intimate dining room. Enjoy home cooked meals in the Georgie Awards finalist chef's kitchen with large center island, impressive stone counters, and top of the line appliances. The adjacent eating area and family room are great for family use, with access to the south facing balcony and backyard deck with gas bib for barbecue and fire pit.

The upper level offers plenty of light throughout the four generous bedrooms, including a master wing featuring a walk-in-closet, private balcony, and must-see 6-piece ensuite. The remaining 3-bedrooms share two fully updated bathrooms, including a second balcony for morning coffee.

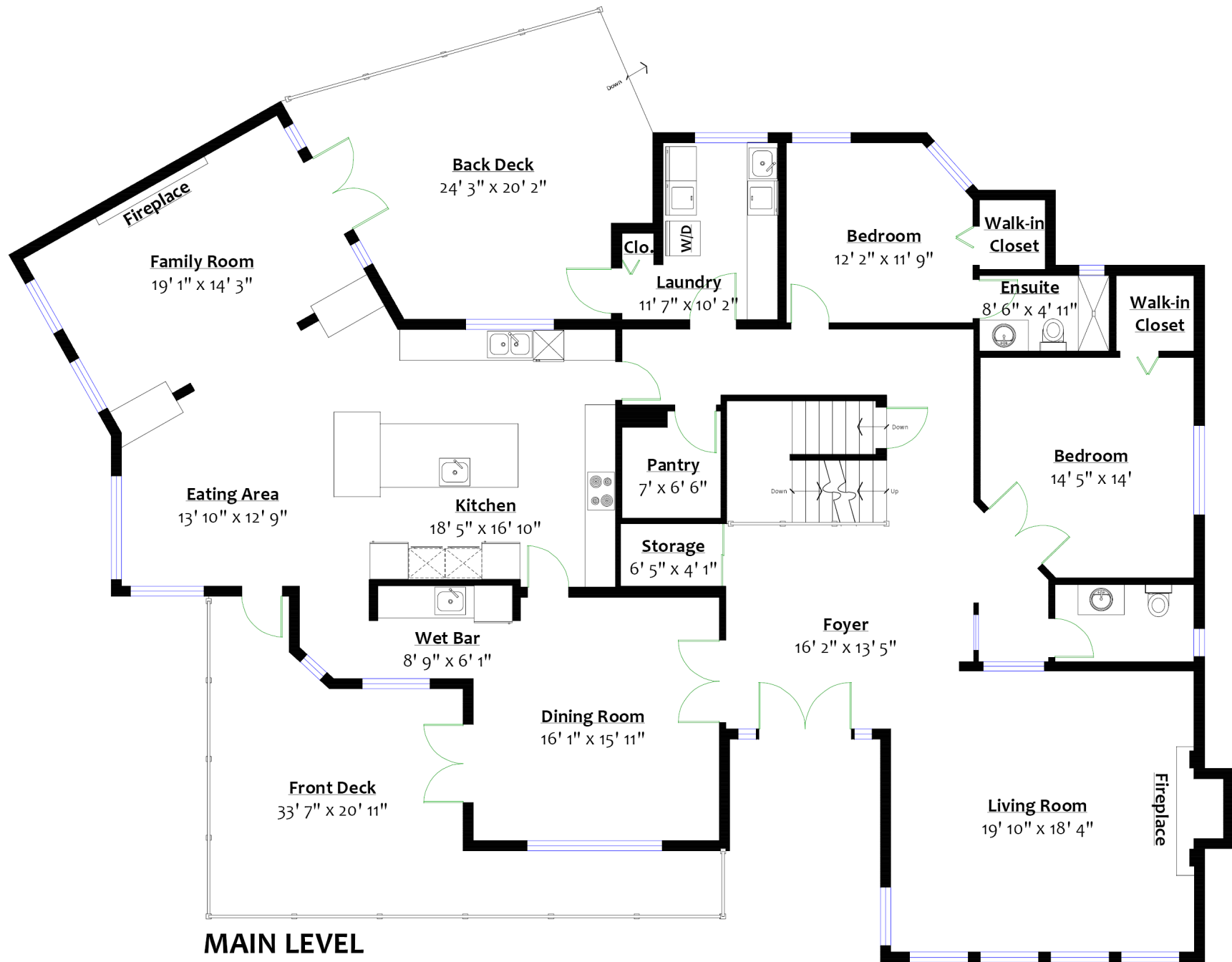
The lower level is an entertainer's dream, highlighted by a home theatre system with amphitheater seating, games room complete with pool table and kitchen, and french doors providing access to a swimming pool and spa surrounded by mature landscaping. Two bedrooms, including a nanny suite with walk-in-closet and 4-piece bathroom, a well-equipped gym, refrigerated wine room, mud room, and seventh bathroom complete the lower.

Situated on a terraced corner lot that backs onto forever greenbelt, just steps to hiking and mountain biking trails and a short drive to Lynn Valley. A fantastic family home that is not to be missed.

Listed at \$3,498,000





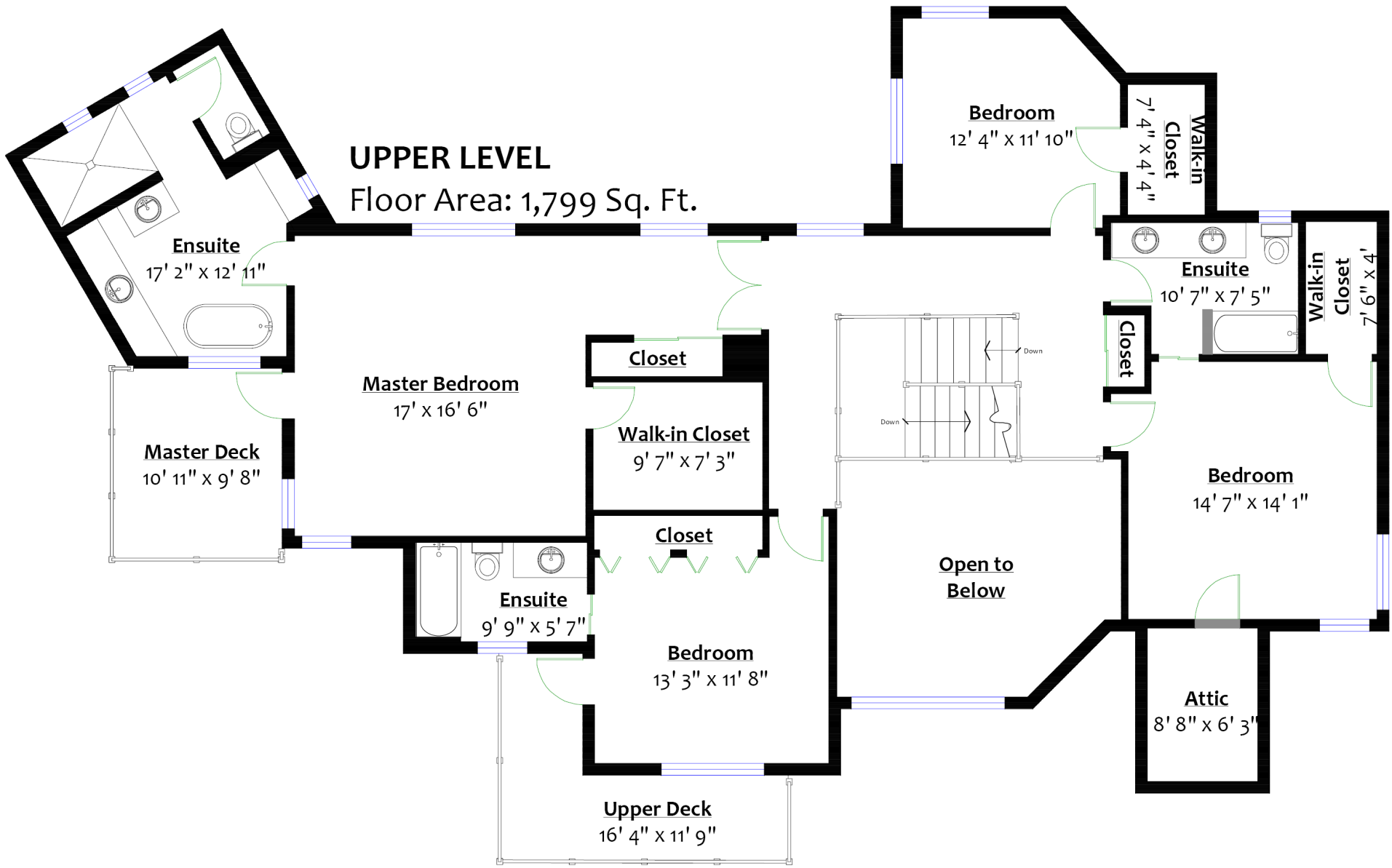


MAIN LEVEL

Floor Area: 2,829 Sq. Ft.







UPPER LEVEL
Floor Area: 1,799 Sq. Ft.

Ensuite
17' 2" x 12' 11"

Master Deck
10' 11" x 9' 8"

Master Bedroom
17' x 16' 6"

Closet

Walk-in Closet
9' 7" x 7' 3"

Closet

Ensuite
9' 9" x 5' 7"

Bedroom
13' 3" x 11' 8"

Upper Deck
16' 4" x 11' 9"

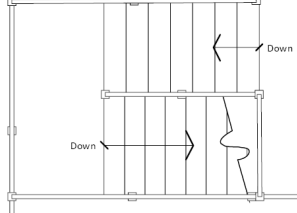
Bedroom
12' 4" x 11' 10"

Walk-in Closet
7' 4" x 4' 4"

Ensuite
10' 7" x 7' 5"

Closet

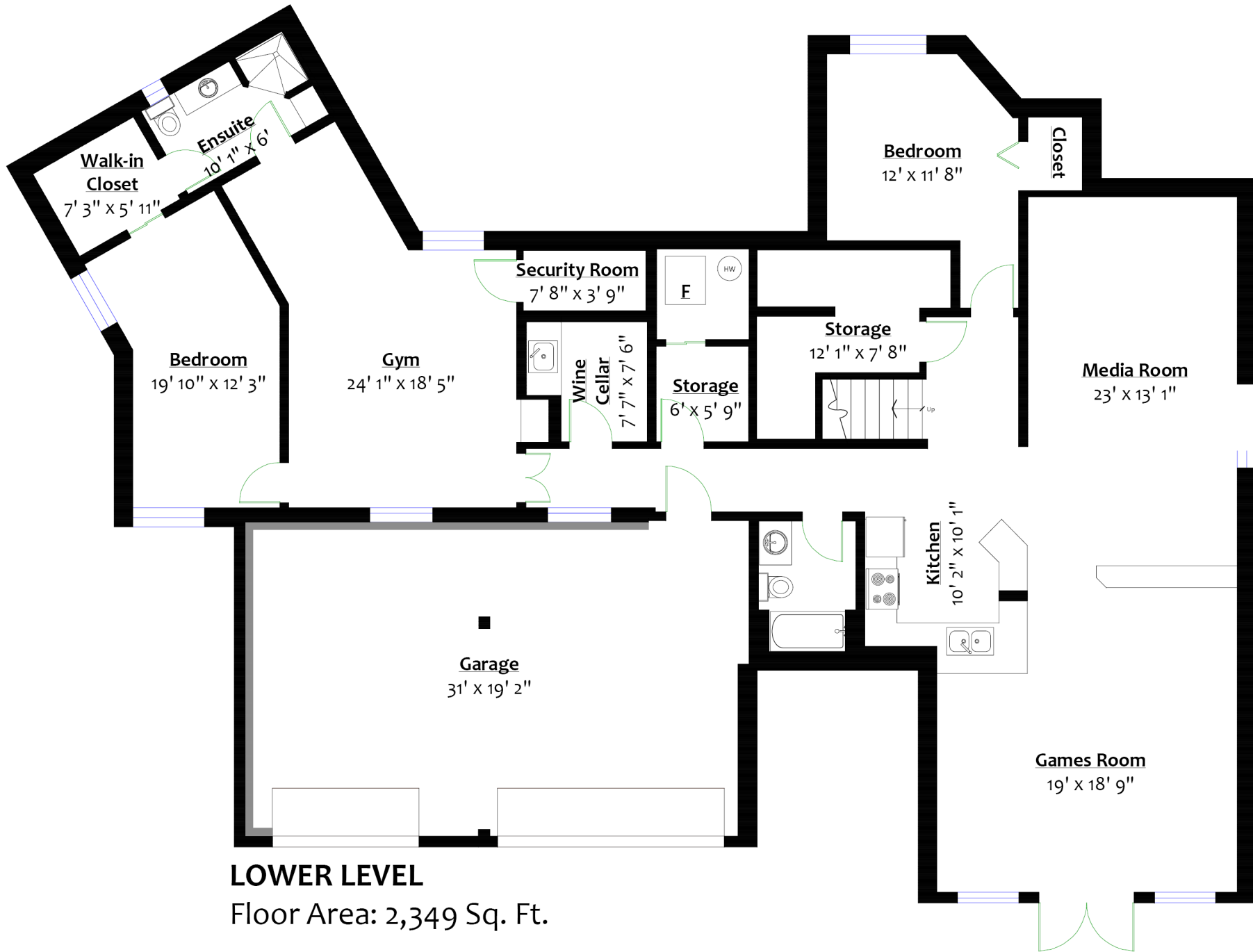
Walk-in Closet
7' 6" x 4'



Bedroom
14' 7" x 14' 1"

Attic
8' 8" x 6' 3"

Open to Below











FEATURES:

- Gourmet chef's kitchen with high-end appliances & large centre island (*Georgie Awards Finalist - CCI*)
- 10-zone in-floor radiant heating
- Smart home ready w/ **Control4** System
- Six zone in-ceiling speakers
- Four bedrooms up including a spacious 17' x 16'6 master bedroom
- Spa-like master ensuite with soaker tub, his-and-her sinks, & **Hansgrohe** steam shower
- Temperature controlled wine room (300+ btls)
- Fully equipped exercise centre w/ independent audio/video system
- Media room with full kitchen, built-in surround sound, & projector system
- Games room w/ pool table & foosball table
- Alarm & 6-zone video surveillance system w/ DVR (housed in security room)
- Family room access to back deck w/ natural gas hookup for BBQ & fire table
- Heated outdoor swimming pool w/ in-floor pool cleaning system
- Terraced backyard w/ manicured gardens, garden plots, & greenhouse
- 3 car garage + ample drive/street parking

INCLUDED ITEMS:

Main Kitchen

- Integrated **Sub-Zero** fridges (x2) w/ double freezer chests & humidity drawers
- **Dacor** Modernist 30" double side-by-side wall ovens w/ warming drawer
- Double Drawer **Fisher + Paykel** dishwasher and full **Asko** dishwasher
- 6-burner gas range
- **Panasonic** microwave
- Separate pantry w/ deep freeze & storage
- Automatic motorized drop down TV & medicine cabinet
- Beverage centre w/ **Ariston** barista bar & **Marvel** wine fridges (x2)
- **LG** Art Cool air-conditioning

Other Included Items

- Laundry room w/ 2-washers, 3-dryers
- **Control4** System
- Video surveillance monitor w/ DVR
- Family room TV w/ **Klipsch** audio system
- Automatic blinds (kitchen & family room)
- **Panasonic** projector, screen, AppleTV, **Denon** receiver, & amphitheatre seats
- Weight room equipment
- Pool & Foosball table
- Backyard BBQ & Fire Table

PROPERTY DETAILS:

Age:	22 Years
Bdrms:	8
Baths:	7
Full:	6
Half:	1
Dens:	1
Interior Sq/Ft:	6,977
Main:	2,829
Upper:	1,799
Lower:	2,349
Lot (sq/ft):	15,597
Frontage:	104.99'
Depth:	150.92'/72.18'
Rear yard exp:	Northwest
Fireplaces:	2
Parking Type:	3 car garage
Covered Spots:	3
Open Spots:	2
Title to land:	Freehold

SCHOOLS:

Carisbooke Elementary
Upper Lynn Elementary (French Immersion)

Carson Graham Secondary
Argyle Secondary (French Immersion)