



ROSSETTI

1491 DEMPSEY ROAD

LYNN VALLEY, NORTH VANCOUVER



ONE-OF-A-KIND UPPER LYNN ARCHIECTURAL HOME

3 Beds | 2 Baths | 1,694 Sq/Ft

■ Set on a south-facing lot backing onto a serene greenbelt, this architectural gem is perfectly designed for privacy and enjoying its treed outlook. The interior is bathed in natural light, thanks to large picture windows, cedar-lined vaulted ceilings, and an abundance of skylights, creating an open yet intimate layout.

The near-level entry main floor features a kitchen and a large eating area suspended over the living room below. Completing the main are two generous bedrooms, including the primary with a four-piece ensuite and sliders to a private balcony, and a second south-facing bedroom with vaulted ceilings and access to a sunny deck.

The walk-out lower level offers a large living room with a sunken conversation pit, wood-burning fireplace, and sliders opening to the private yard. Completing this level is a third bedroom, a den/office, and a large laundry/utility room with excellent storage. The owners have recently replaced the main skylights, and while the home is otherwise in clean, original condition, it's ready for its next owner to refresh and personalize.

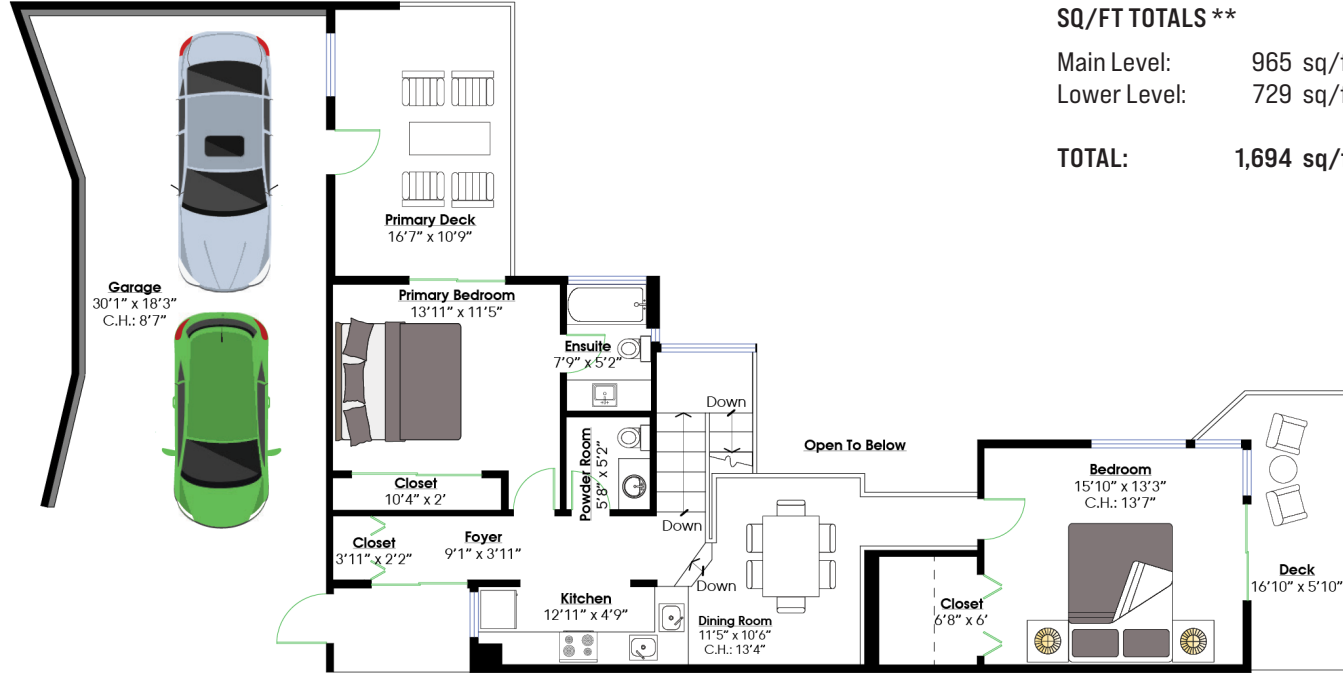
Set on a 56' x 130' lot the home is situated well back from the street, and features a gently sloping driveway with open parking and a large cedar-lined carport. Located in desirable Upper Lynn Valley, the home is just minutes from Upper Lynn Elementary, within the Argyle Secondary catchment, a short walk to Kilmer Park, and close to numerous hiking and biking trails.

A rare architectural treasure in Upper Lynn, this home blends privacy, natural beauty, and thoughtful design, ready for its next chapter.





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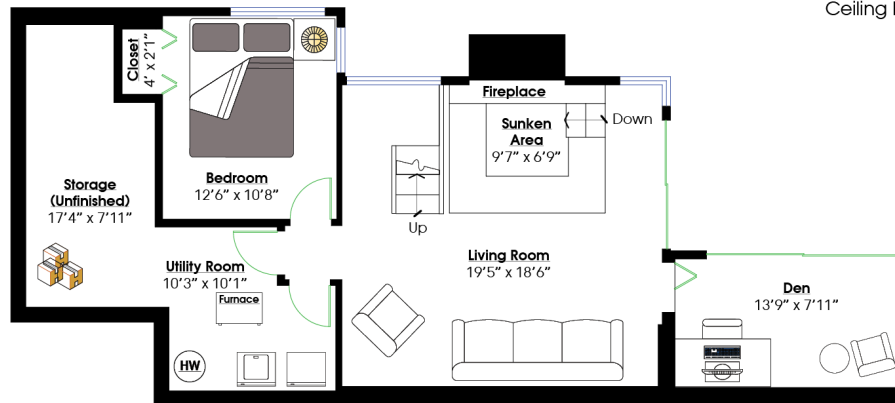


SQ/FT TOTALS **

Main Level: 965 sq/ft
 Lower Level: 729 sq/ft
TOTAL: 1,694 sq/ft

Deck: 103 sq/ft
 Primary Deck: 178 sq/ft
 Carport: 510 sq/ft

MAIN LEVEL
 Floor Area: 965 Sq. Ft.
 Ceiling Height: 8'



LOWER LEVEL
 Floor Area: 729 Sq. Ft.
 Ceiling Height: 8'5"



0 ft 3 ft 5 ft 10 ft

Layout by BC Floorplans. ** 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. E60 Insured for \$1,000,000. Information should not be relied upon without independent verification.