



**ROSSETTI**

**1494 ROSS ROAD**

LYNN VALLEY, NORTH VANCOUVER





# DETACHED 3 BEDROOM LYNN VALLEY HOME

**3 Beds | 2 Baths | 1,624 Sq/Ft**

■ Terrific opportunity to own a detached home in a convenient Lynn Valley location. This 3-bedroom, 2-bathroom residence offers over 1,600 square feet of living space across two levels and is part of a 7-unit bare land strata - providing the privacy of single-family home ownership at a price point typically associated with townhomes.

The level-entry main floor features an open-plan living and dining area with a wood-burning fireplace, along with large windows and sliding doors that open to a private yard. The centrally located kitchen connects easily to the formal living and dining spaces, with a family room and eating area on the opposite side - offering a functional layout for everyday living. The main level is completed by a spacious foyer, 2-piece bathroom, and a mudroom/laundry room with direct access from the double carport. Upstairs are three bedrooms, including the primary bedroom with semi-ensuite access and sliding doors to a private balcony. The additional bedrooms are well-sized, with one offering an attached den or flex space.

The home is in original condition and is priced accordingly, presenting an excellent opportunity for the next owner to update, renovate, and add value over time.

Enjoy a central Lynn Valley location with Lynn Valley Centre shops and restaurants just steps from your door, close proximity to outdoor recreation, walking distance to Lynn Valley Elementary and Argyle Secondary, and easy access to Highway 1.

A compelling opportunity to secure a detached home with strong potential in a highly walkable, well-connected neighbourhood.

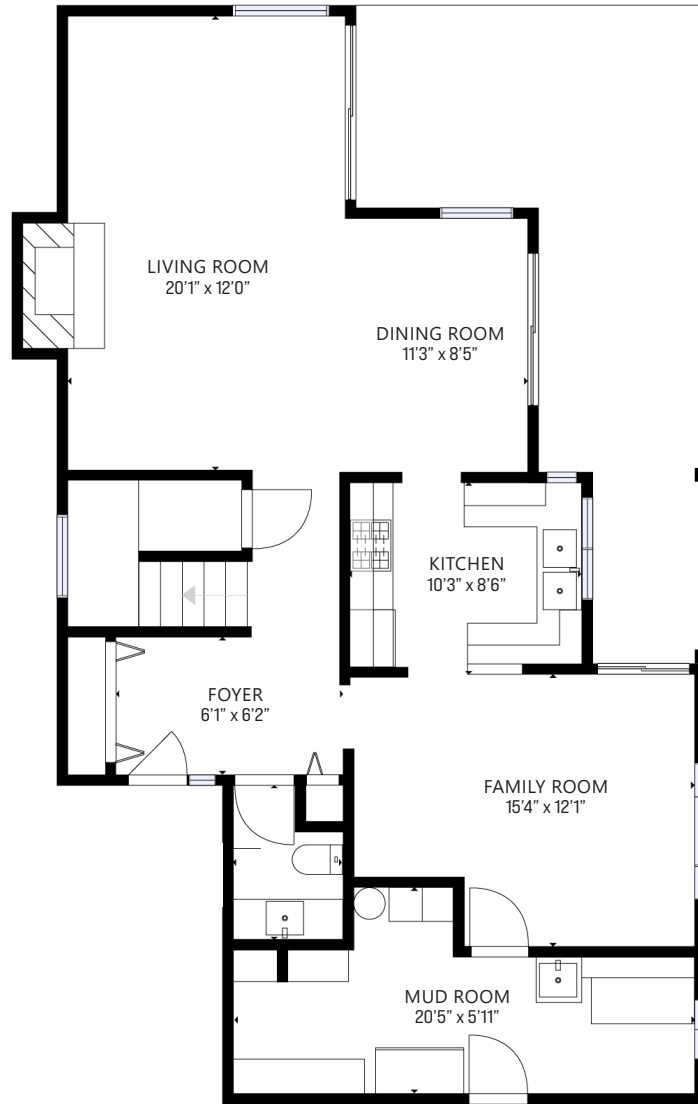




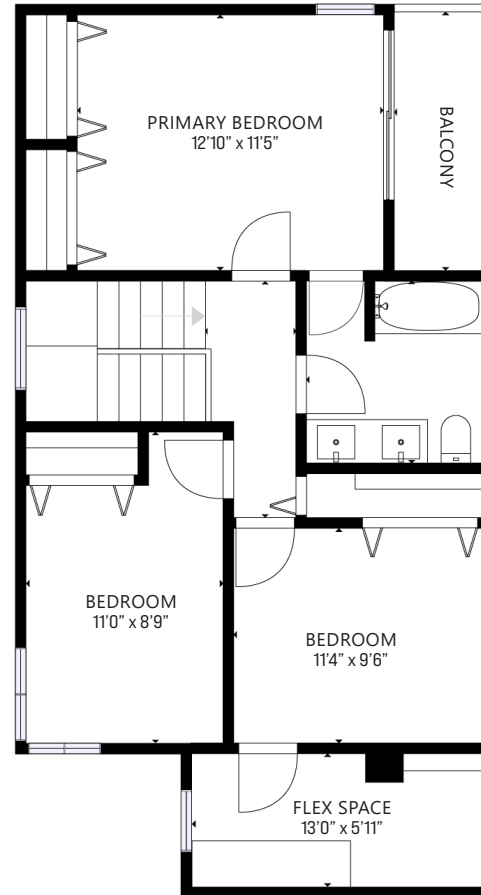




# ROSSETTI



MAIN LEVEL: 936 SQ.FT.



UPPER LEVEL: 688 SQ.FT.

## SQ/FT TOTALS \*\*

Main Level: 936 sq/ft

Upper Level: 688 sq/ft

**TOTAL: 1,624 sq/ft**

Interior square footage from strata plan. Layout and measurements by Matterport. Square footage, room measurements, & dimensions are approximate and not 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.