

ROSSETTI



1678 DEMPSEY ROAD

LYNN VALLEY, NORTH VANCOUVER



UPPER LYNN TWO FAMILY PARK VIEW HOME

5 Beds | 3 Baths | 2,387 Sq/Ft

■ Located in sought-after Upper Lynn directly across from Kilmer Park, this thoughtfully maintained and updated two-family home offers 5 bedrooms, 3 bathrooms, and over 2,300 sq/ft of versatile living space across two levels, including an above-ground 2 bedroom registered suite.

The upper main floor features a bright, south-facing living area overlooking the park. The living room enjoys vaulted ceilings, a wood-burning fireplace, and sliding doors opening onto a sunny south-facing balcony—ideal for morning coffee. The galley-style kitchen is equipped with stainless steel appliances and opens to the dining area. Completing this level are three well-proportioned bedrooms and two bathrooms, including a primary suite with a wall-to-wall closet and an updated 3-piece ensuite.

The lower level is configured for flexible two-family living with a 2 bedroom, 1 bathroom suite with separate access and shared laundry. Currently tenanted on a month-to-month basis, it offers an excellent mortgage helper while also being well suited for extended family living.

Set on a 34' x 135' north/south oriented lot, the property provides near-level front driveway access and lane access to a 20' x 18' skylit multipurpose garage. It includes a 2-piece bathroom, hot water tank, baseboard electric heat, and built-in cabinetry—making it ideal as a studio, home office, or creative space, with potential for future coach house conversion (buyer to confirm with DNV).

Additional features include a storage room attached to the garage, a freestanding storage shed, a Tri-metal secure bike storage locker, and additional storage space beside the garage off the lane.

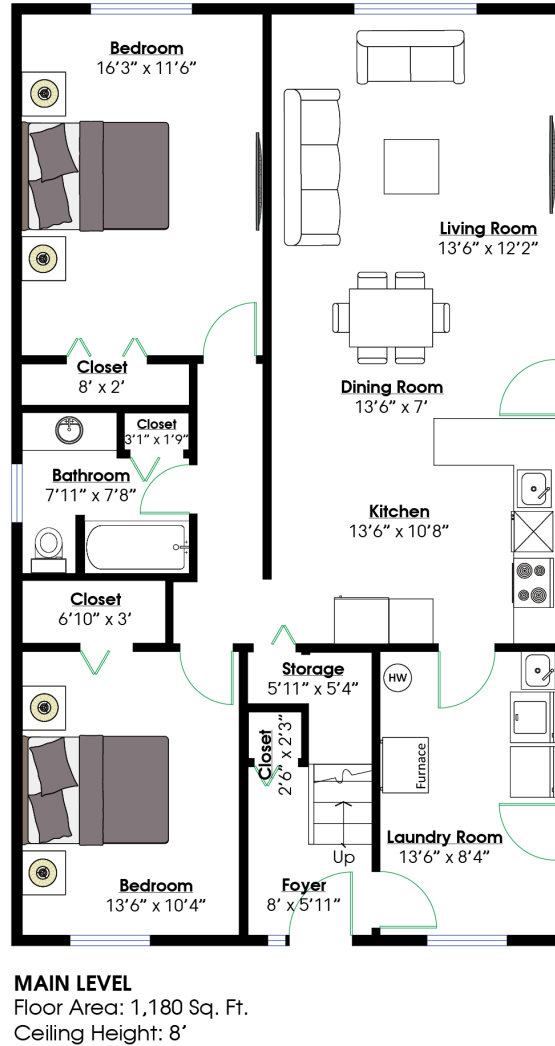
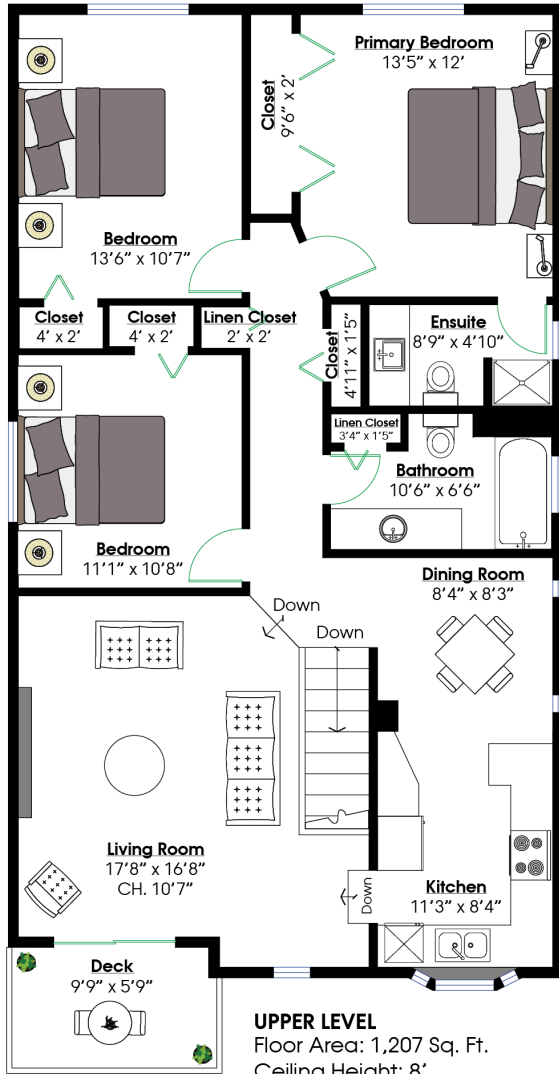
A fantastic family-friendly location across from Kilmer Park playing fields, steps to the End of the Line General Store, and close to Lynn Headwaters trails. Located within the sought-after Upper Lynn Elementary and Argyle Secondary catchments, and just minutes to Lynn Valley Centre, the Suspension Bridge, and Highway 1 access points.

A rare opportunity for versatile two-family living, ideally positioned across from Kilmer Park in the heart of Upper Lynn.



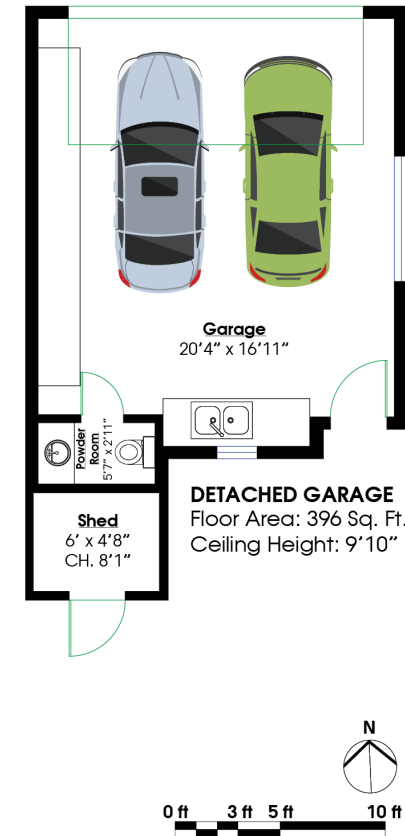


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SQ/FT TOTALS **

Main Level:	1,180 sq/ft	Garage:	396 sq/ft
Lower Level:	1,207 sq/ft	Shed:	35 sq/ft
TOTAL:	2,387 sq/ft	Deck:	60 sq/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. E90 Insured for \$1,000,000. Lower level unfinished dimensions should be considered estimate. Verify if deemed important. Sq/ft includes unfinished areas. Information should not be relied upon without independent verification.