



**1811 RUFUS DRIVE**  
NORTH VANCOUVER



# UPDATED WESTLYNN FAMILY HOME

4 Beds | 2 Baths | 1,594 Sq/Ft

■ Well maintained and updated Westlynn family home. Offering 4 bedrooms, 2 bathrooms with a practical split-level design featuring thoughtful updates inside and out. The highlight of the home is the spacious living/dining room with vaulted ceilings, wood burning fireplace, large picture windows, and sliders to a fully covered over 200 sq/ft deck (ideal for year round indoor/outdoor living and entertaining). The updated kitchen features wood shaker cabinets, quartz counters, and stainless appliances. An adjacent eating area is partially open to the living space, and offers sliders to a large patio (with storage shed). The upper levels offer 3 bedrooms and a bathroom including a spacious primary suite with a large bedroom and semi-ensuite access to a tastefully updated 5-piece bathroom (with side-by-side sinks, jetted tub, and practical tile floors). The lower level offers a 4th bedroom, 3-piece bathroom, and direct access to the double garage (currently configured as a home office with separate entrance, though easily used for parking if desired). Set on a 34' x 123' lot with a southwest facing backyard that backs onto a greenbelt, offering terrific privacy. Featuring a nearly level front driveway (ideal for hockey!) and a fully fenced, grassed backyard with plenty of room for a trampoline plus space for kids and pets to play. Additional features include quality laminate floors throughout, a newer asphalt roof (2019), wood soffits, and updated siding with Hardie panels and wood accents. Situated in a convenient Westlynn location a short walk to Karen Magnussen RecCentre & Kirkstone Park; close to parks and trails; with easy access to Eastview Elementary & Sutherland Secondary; and just a short walk or drive to Lynn Valley Shopping Centre.



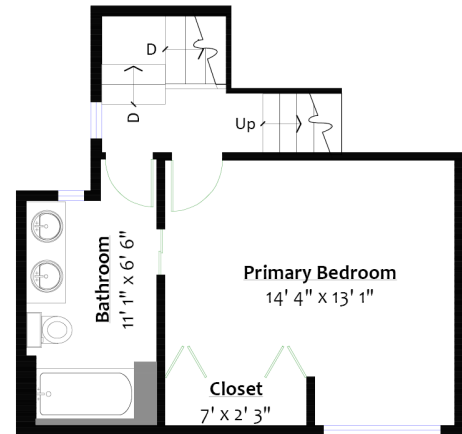
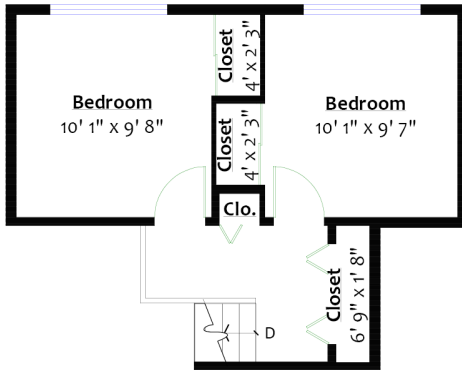






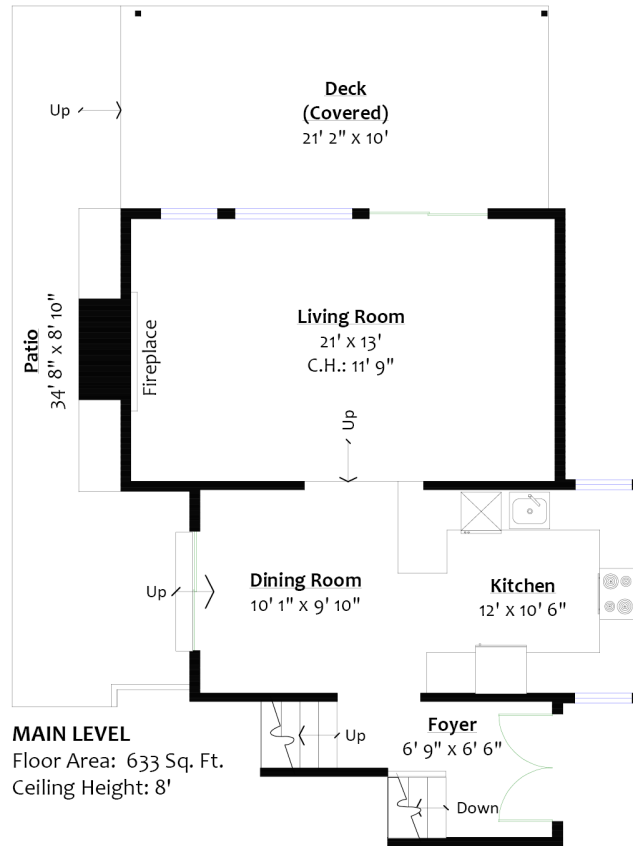
**TOP LEVEL**

Floor Area: 326 Sq. Ft.  
Ceiling Height: 8'



**UPPER LEVEL**

Floor Area: 372 Sq. Ft.  
Ceiling Height: 8'



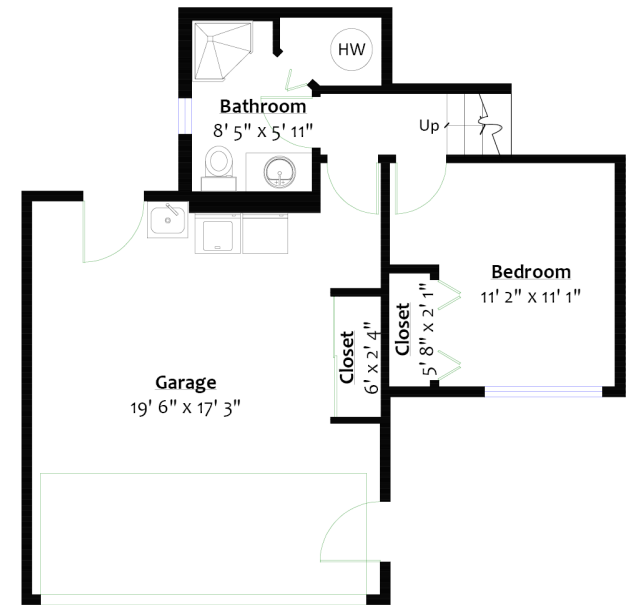
**MAIN LEVEL**

Floor Area: 633 Sq. Ft.  
Ceiling Height: 8'

**SQ/FT TOTALS**

Main Level:	633 sq/ft	Deck:	212 sq/ft
Upper Level	372 sq/ft	Patio:	190 sq/ft
Top Level	326 sq/ft		
Lower Level:	263 sq/ft		
<b>TOTAL:</b>	<b>1,594 sq/ft</b>		

Garage/Office: 366 sq/ft  
**GRAND TOTAL:** 1,960 sq/ft



**LOWER LEVEL**

Floor Area: 236 Sq. Ft.  
Ceiling Height: 8'



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.

For more information  
Call **604 983 2518** or visit  
**RealEstateNorthShore.com**