

3 LEVEL LYNN VALLEY FAMILY HOME

5 Beds | 4 Baths | 2,628 Sq/Ft

■ Enjoy Lynn Valley living from this 3-level family home. Offering 5 bedrooms, 4 bathrooms, and over 2,600 sq/ft including rarely available 4 BEDROOMS UP. Featuring a lovely traditional plan, the main floor is great for family use and entertaining and includes an open plan living/dining room with a gas fireplace. The kitchen features two tone cabinets, stainless appliances, and an eating area overlooking the yard, plus an adjacent spacious family room with a second gas burning fireplace and French doors to a south facing deck - perfect for barbecues and summer gatherings. A formal entry foyer and spiral staircase lead to the upper level with 4 bedrooms and 2 bathrooms including a spacious primary suite with walk-in closet and 4-piece skylit ensuite with soaker tub and stand-alone shower. The walk-out lower level was used by a previous owner as a separate suite, though is currently configured as single family living with a flex room/yoga space, large recreation room, and 5th bedroom. Completing the lower level is a full bathroom, laundry/mud room (previously a kitchenette), and direct access to an attached 16' x 16' garage. Set on a low maintenance 33' x 122' gently sloping corner lot with a sunny, south facing backyard. Terrific family friendly location on the same block as Draycott/Westover Park with its trails, playground, and two tennis courts. In the Ross Road Elementary and Argyle Secondary catchments, and with Brocton School, offering a sought after IB program and a terrific adventure playground, a block away. Ideally situated close to all amenities with Lynn Canyon Suspension Bridge and numerous trails just moments from your door, on transit, and just a quick drive to Lynn Valley Centre.















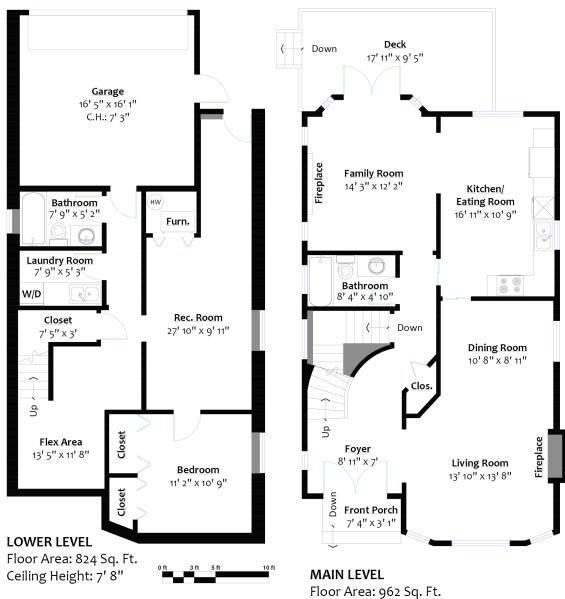












SQ/FT TOTALS

Main Level: 962 sq/ft Upper Level: 842 sq/ft Lower Level: 824 sq/ft Total:

Deck: 154 sq/ft Front Porch: 23 sq/ft Garage: 297 sq/ft

2,628 sq/ft

Ensuite 9' 7" x 8' 7" **Primary Bedroom** 14' 4" X 10' 3" Walk-In Closet 10' 9" x 4' 6" **Bathroom** Closet 8'5" x 5' → Down Bedroom 10' 9" x 10' 2" Open to Below Bedroom 10' 7" x 9' Bedroom 11' 8" x 9' 5" **UPPER LEVEL**

Floor Area: 842 Sq. Ft. Ceiling Height: 8'

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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.

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