



1895

1895 WESTOVER ROAD
NORTH VANCOUVER

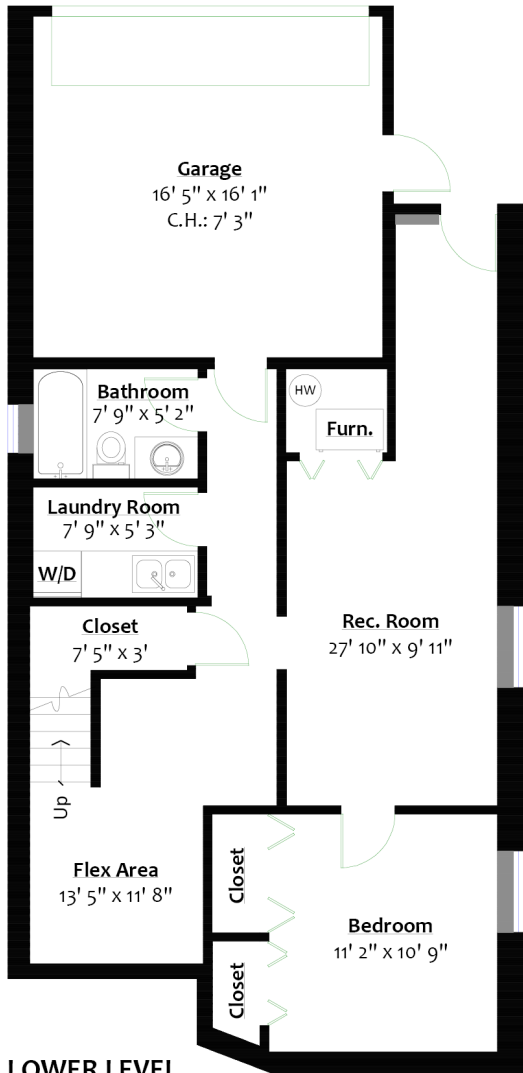
3 LEVEL LYNN VALLEY FAMILY HOME

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

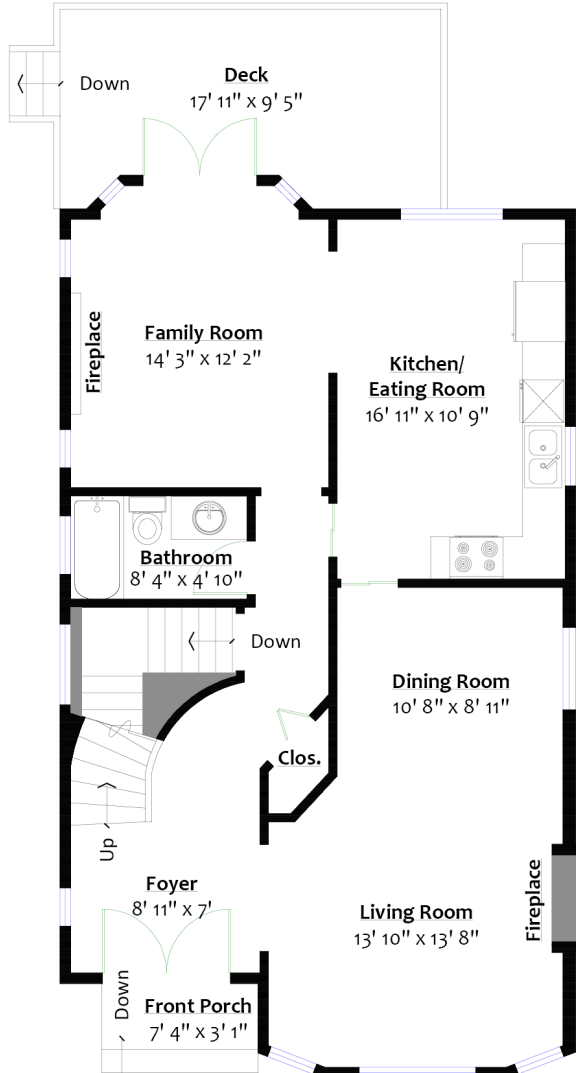
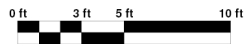
■ Enjoy Lynn Valley living from this 3-level family home. Offering 5 bedrooms, 4 bathrooms, and over 2,600 sq/ft including rarely available 4 BEDROOMS UP. Featuring a lovely traditional plan, the main floor is great for family use and entertaining and includes an open plan living/dining room with a gas 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.







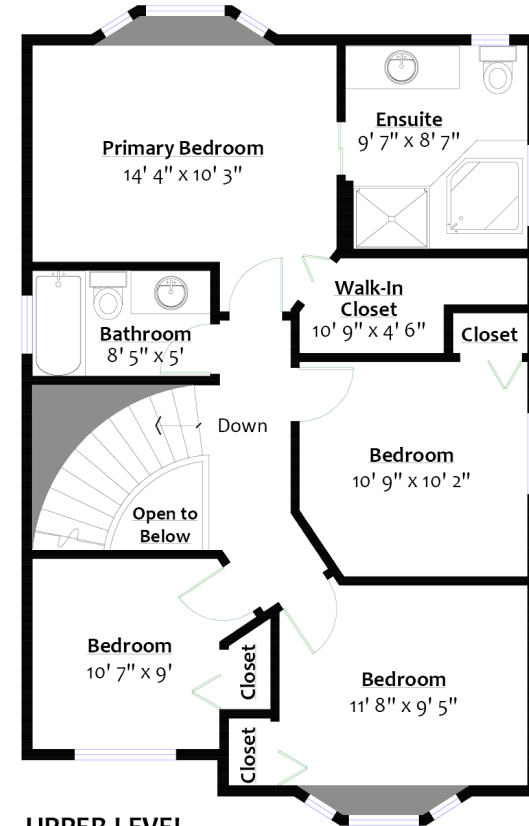
LOWER LEVEL
Floor Area: 824 Sq. Ft.
Ceiling Height: 7' 8"



MAIN LEVEL
Floor Area: 962 Sq. Ft.
Ceiling Height: 8'

SQ/FT TOTALS

Main Level:	962 sq/ft	Deck:	154 sq/ft
Upper Level:	842 sq/ft	Front Porch:	23 sq/ft
Lower Level:	824 sq/ft	Garage:	297 sq/ft
Total:	2,628 sq/ft		



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