



211 TAMARACK ROAD
NORTH VANCOUVER

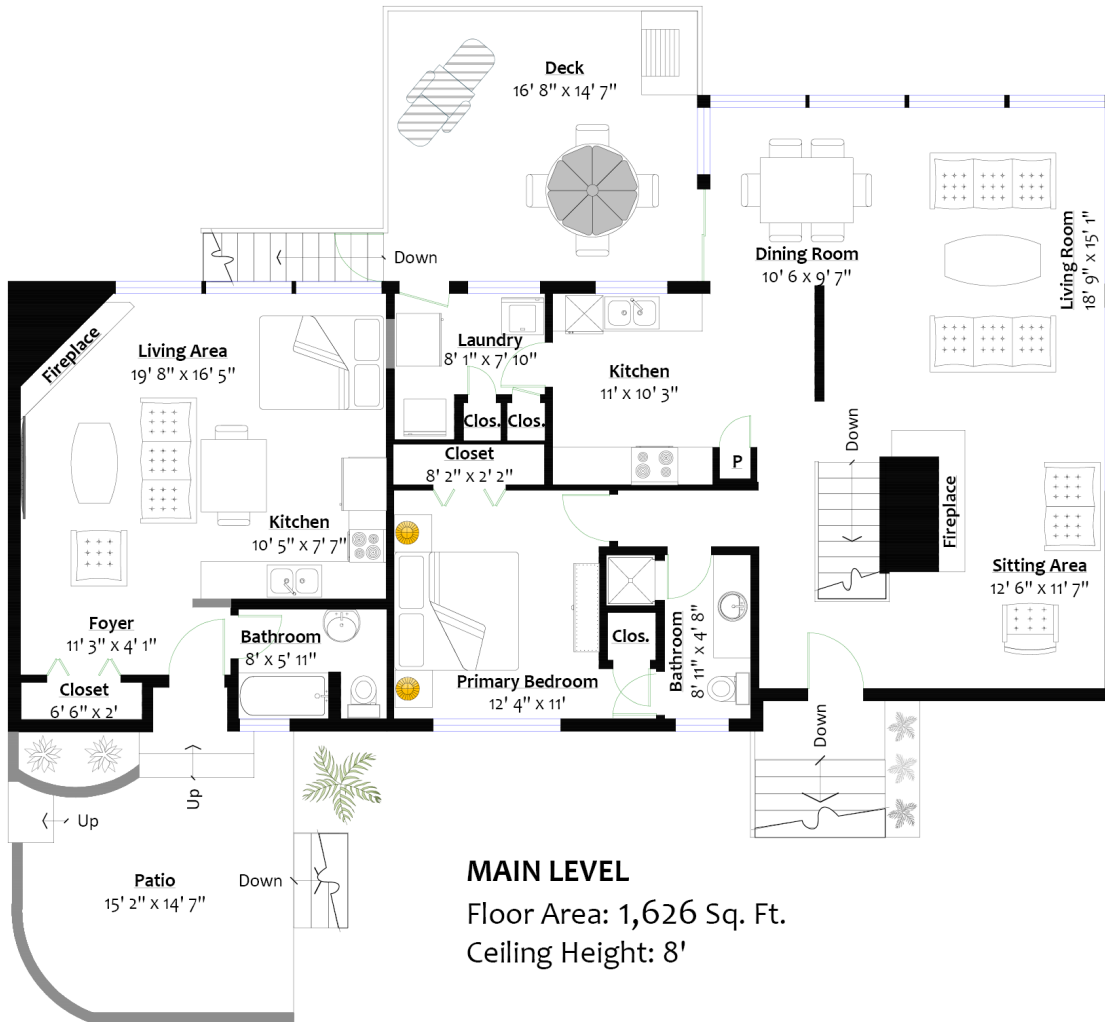
STUNNING CITY & SUNSET VIEW HOME

4 Beds | 3 Baths | 2,737 Sq/Ft

■ Stunning city & sunset view mid-century Upper Lonsdale home. Terrific opportunity for someone to buy & hold, renovate, or build your dream house. Situated on a 66' x 120' corner lot that provides numerous design options plus potential for a coach house (confirm with DNV). The existing home features a bright, southwest orientation with an abundance of windows that offer commanding views to the City. Featuring a spacious living room with wood burning fireplace, dining area with sweeping views, ample sized kitchen, and sliders to a 242 sq/ft deck perfect for outdoor entertaining. Completing the main is the primary bedroom, 3-piece semi-ensuite bathroom, and a laundry/mud room. The walk-out lower level offers 3 additional bedrooms, 4-piece bathroom, mechanical room/storage, and a large recreation room. The property also contains a separate 487 sq/ft main level studio suite that features a spacious open design, wood burning fireplace, 4-piece bathroom, and city views. If desired, the suite could easily be reincorporated for single family use. Situated on a 7,900 sq/ft lot with a south facing backyard and west facing side yard with a large grassed area and mature privacy trees. Well located with terrific hiking steps from your door; in the Carisbrooke Elementary catchment; close to Carisbrooke and Delbrook Parks; and with easy access to all Lonsdale, Westview and Edgemont Village amenities. Truly a rare opportunity that should not be missed.



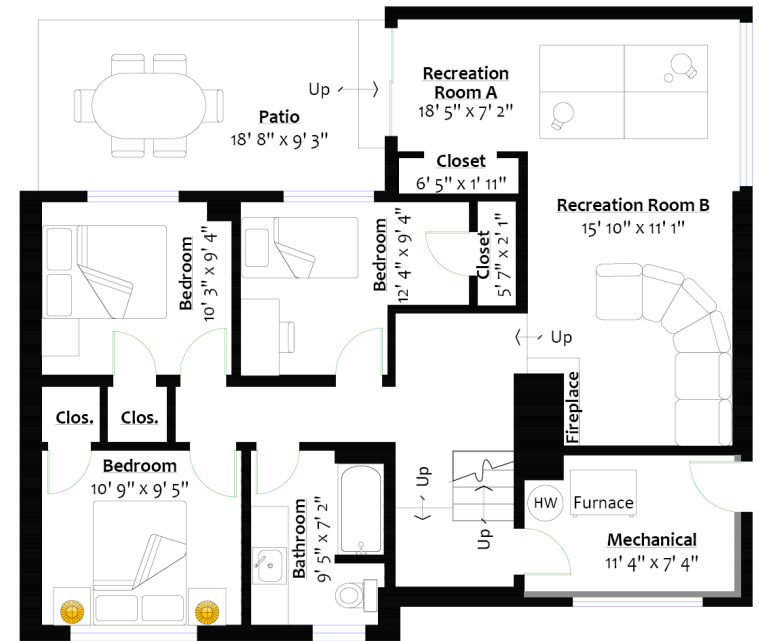




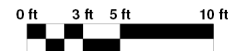
SQ/FT TOTALS

Main Level: 1,626 sq/ft
Lower Level: 1,014 sq/ft
Mechanical: 97 sq/ft
TOTAL: 2,737 sq/ft

Deck: 242 sq/ft
Patio: 174 sq/ft
Lower Patio: 173 sq/ft



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