

**RE/MAX
ROSSETTI
REALTY**

219 SANDRINGHAM CRESCENT

NORTH VANCOUVER

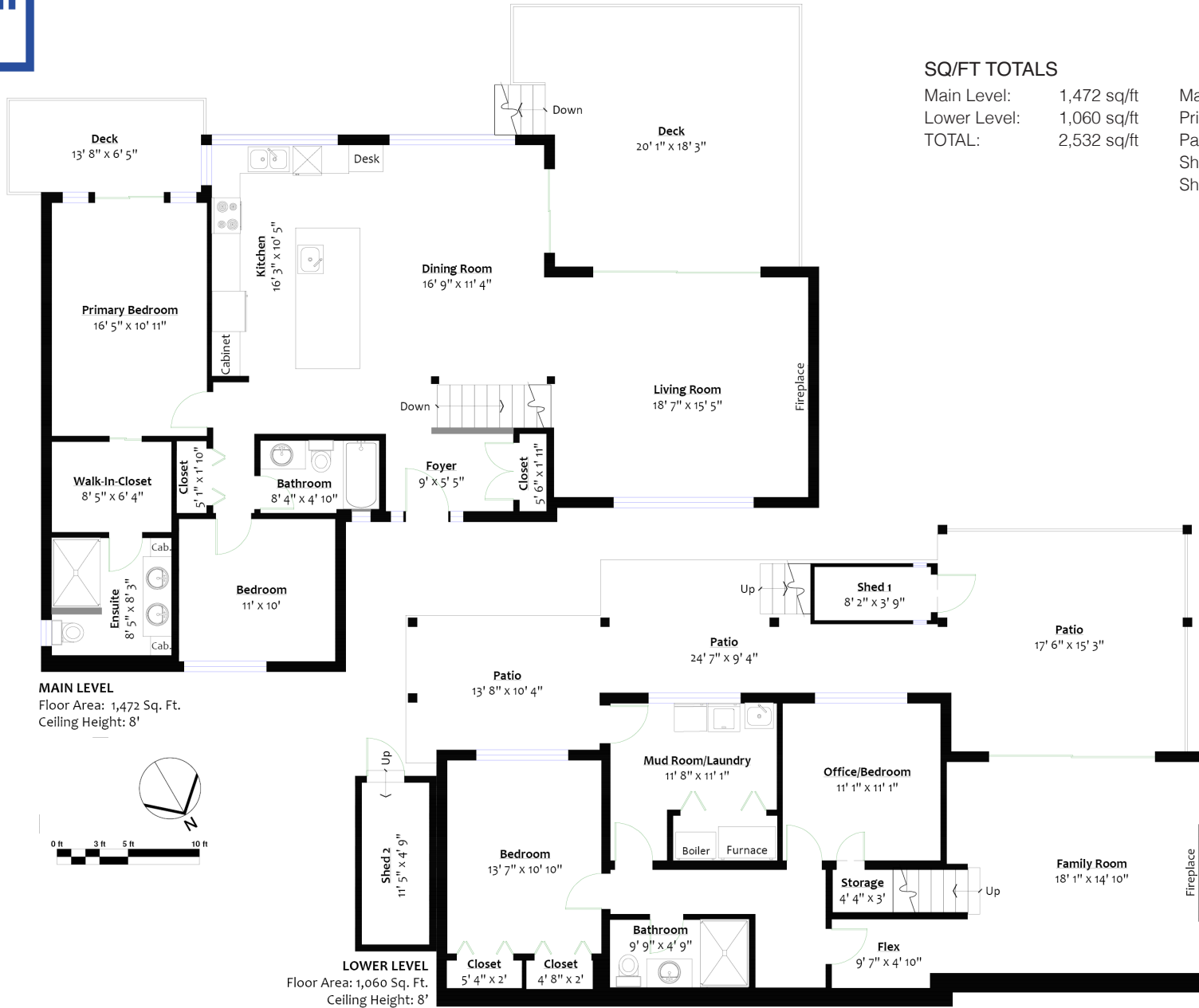
RENOVATED MARLBOROUGH HEIGHTS VIEW HOME

4 Beds | 3 Baths | 2,532 Sq/Ft

■ Fully renovated 'Marlborough Heights' VIEW home. Offering 4 bdrms, 3 baths, and over 2,500 sq/ft on a 7,700 sq/ft southwest facing lot with city, bridge, mountain, & sunset views. Featuring extensive 'to the studs' renovations in 2016 making this effectively a 6-year-old home with new wiring, plumbing, insulation, windows, doors, Hardieplank siding, drain tile, kitchen, bathrooms, and flooring. Offering a lovely, open plan main floor with a showy modern kitchen with timeless white cabinets, oversized centre island with bar stool seating, stainless appliances, quartz counters, and bright south facing outlook with views to the city. The adjacent dining room offers picture windows and sliders to a generous sized sundeck ideal for outdoor living, entertaining, and enjoying the amazing sunset views. The living room features a gas burning fireplace and wall-to-wall windows and sliders with additional access to the deck. Completing the main are 2 bedrooms including the primary with a private southwest facing balcony, and a walk-through closet to a 4-piece ensuite with side-by-side sinks and a large frameless glass shower. The bright walkout basement features rarely available views and a spacious recreation room with sliders to a covered deck. Also down are 2 additional bedrooms, a 3-piece bathroom, and a large laundry/mud room. The lower-level leads to an extensively landscaped, fully fenced backyard with a level grassed area (perfect for a trampoline and pets) and an over 500 sq/ft covered patio with sunset views. Set on a 68' x 117' EFF southwest facing lot with lane access providing coachhouse potential (confirm with DNV). Includes great off-street parking including a gently sloping front driveway with level access to the front door, and a large open parking area off the lane (ideal for boat or RV parking if required). Located in a rarely available and sought-after family neighbourhood just a short walk to André-Piolat and Braemar Elementary; close to Carisbrooke and Delbrook Parks and Delbrook Community Recreation Centre; and with easy access to all Lonsdale, Westview and Edgemont Village amenities. An ideal family home or view property to downsize to with nothing left to do but move in and enjoy.

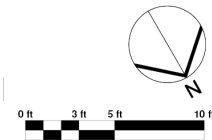






SQ/FT TOTALS

Main Level:	1,472 sq/ft	Main Deck:	332 sq/ft
Lower Level:	1,060 sq/ft	Prim Bdrn Deck:	87 sq/ft
TOTAL:	2,532 sq/ft	Patio:	577 sq/ft
		Shed:	38 sq/ft
		Shed:	70 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