



30 1925 INDIAN RIVER CR
NORTH VANCOUVER

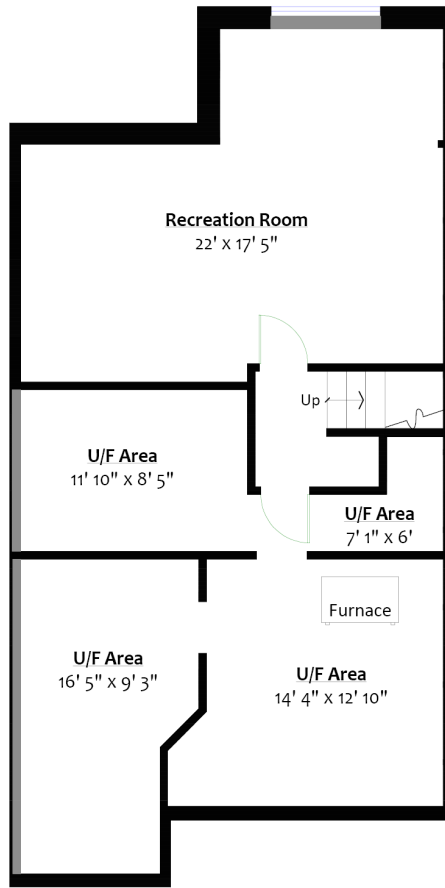
RARELY AVAILABLE 3 LEVEL WINDERMERE TOWNHOME

3 Beds + den | 2.5 Baths | 2,735 Sq/Ft

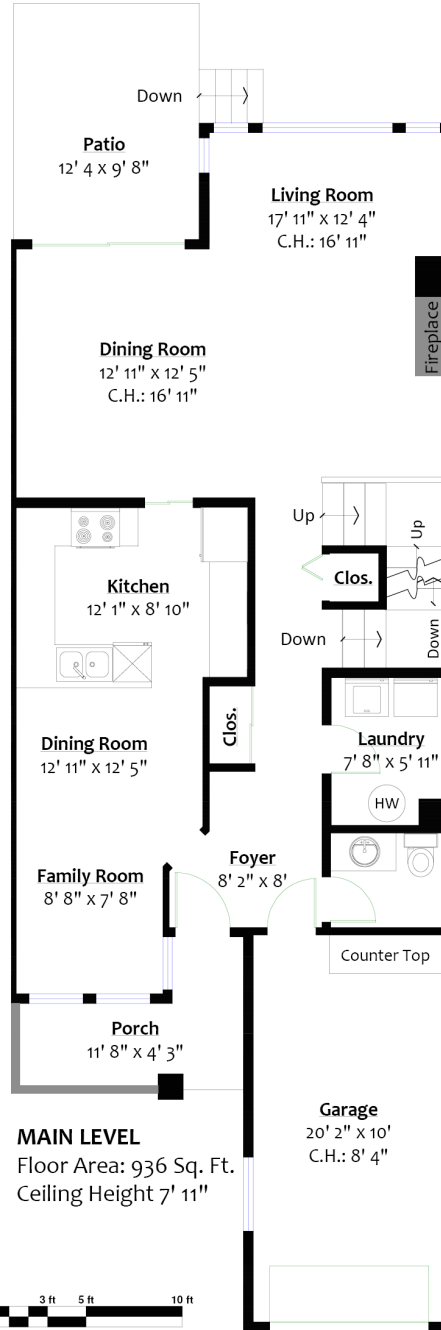
■ Rarely available 3 level 'Windermere' townhouse! This home is 1 of just 8 in the complex that offers a full basement, expanding the space to over 2,700 sq/ft with 3 bedrooms and 2.5 bathrooms. The main floor is highlighted by a spacious living room with soaring vaulted ceilings, a gas fireplace, and large picture windows with a peaceful greenbelt outlook. The dining area has plenty of room for entertaining, and offers sliders to an intimate patio and grassed yard. The adjacent generous sized kitchen includes thoughtful updates, with plenty of cupboard and counter space and includes a bright skylit eating area/family room. Completing the main is a 2-piece powder room, house sized laundry room, and direct access to your single car garage plus additional parking pad. The upper floor offers 3 bedrooms and 2 baths including the primary suite with walk-in closet and 5-piece ensuite that features side-by-side sinks, a soaker tub, and a separate shower. The lower level has a large recreation room, a den/flex space, utility room (with new 2020 furnace and hot water tank), and an expansive unfinished storage area, great as is, or with the potential to develop further. Windermere is a well regarded, pet friendly, owner occupied adult oriented complex (19+). Situated with trails at your doorstep, walking distance to Parkgate shopping, and with great recreation nearby including Northlands & Seymour Golf Courses; at the base of Seymour Mountain, and just minutes to Deep Cove and Cates Park.







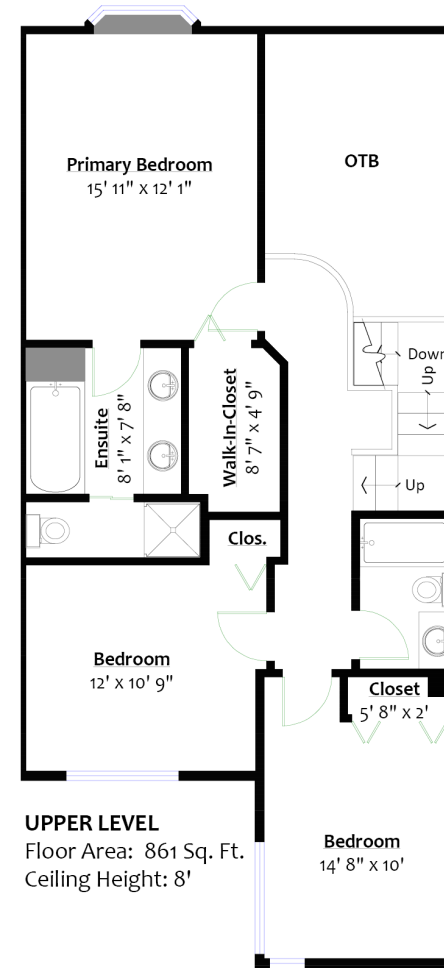
LOWER LEVEL
 Floor Area: 444 Sq. Ft.
 Ceiling Height: 7' 7"



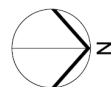
MAIN LEVEL
 Floor Area: 936 Sq. Ft.
 Ceiling Height 7' 11"

SQ/FT TOTALS

Main Level:	936 sq/ft	Patio:	119 sq/ft
Upper Level:	861 sq/ft	Porch:	63 sq/ft
Lower Level:	444 sq/ft	Garage:	222 sq/ft
Unfinished:	494 sq/ft		
Grand Total:	2,735 sq/ft		



UPPER LEVEL
 Floor Area: 861 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
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