

**ROSSETTI**



**4041 PROSPECT ROAD**

UPPER LONSDALE, NORTH VANCOUVER



# TRANQUIL UPPER LONSDALE CUSTOM BUILT HOME

4 Beds | 4 Baths | 3,259 Sq/Ft

■ Thoughtfully designed and custom built by the current owners, this beautifully crafted Upper Lonsdale residence blends seamlessly into its natural hillside surroundings, creating a peaceful retreat-like setting unlike anything else. Offering 4 bedrooms, 4 bathrooms, and over 3,200 sq/ft across three levels, the home combines thoughtful design, exceptional functionality, and a strong connection to the outdoors.

Designed for seamless indoor/outdoor living, the home offers over 1,000 sq/ft of deck and patio space – ideal for entertaining and everyday living.

The entry-level main floor is anchored by a bright open-plan kitchen and living area with 9-foot ceilings, polished concrete floors, and French doors opening onto an expansive 660+ sq/ft deck. Complete with a retractable awning, BBQ area, and multiple seating spaces, the outdoor living area feels like a true extension of the home, surrounded by mature greenery with peaceful mountain views.

The kitchen features a large island with bar stool seating, gas and induction cooktops, stainless steel appliances, and an adjoining pantry/prep kitchen. The dining area is positioned just off the main living space, offering an ideal balance for entertaining while keeping the kitchen workspace discreetly set apart.

The reverse-plan layout places the bedrooms on the middle level, including a spacious primary suite complete with a walk-in closet, private deck access, and a luxurious 5-piece ensuite featuring a freestanding tub and frameless glass shower. Two additional generously sized bedrooms share a 4-piece semi-ensuite bathroom. A laundry room with sink, under-stair storage, and a versatile 16'9 x 11'1 flex space ideal as a home office, playroom, or study area complete the level.

The lower floor offers exceptional flexibility with a large recreation and entertainment room featuring a built-in theatre with projector and screen, a fourth bedroom ideal for guests or hobbies, mechanical room, and direct access to a private patio.

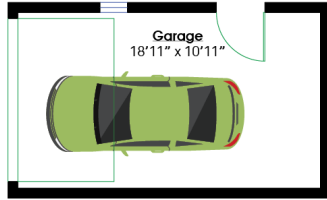
A gently sloped driveway provides access to a single garage and open driveway parking. Surrounded by low-maintenance West Coast plantings, the home enjoys a peaceful natural setting on a hillside lot.

A rare Upper Lonsdale home that combines considered design, seamless indoor/outdoor living, and a tranquil natural setting.

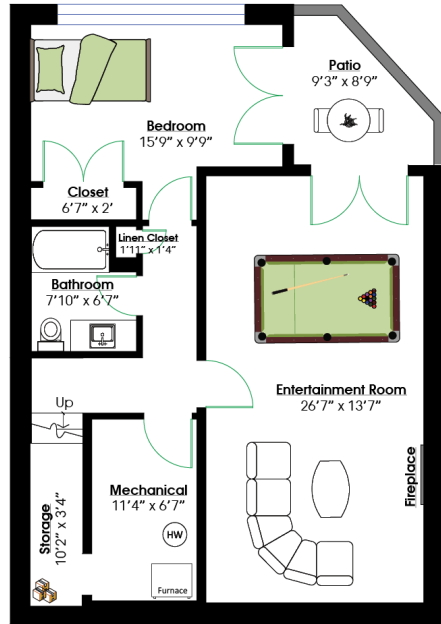




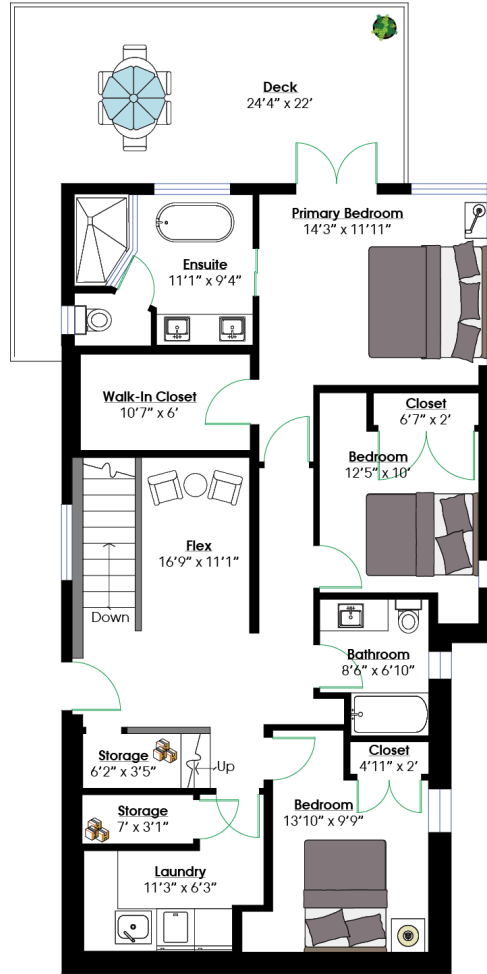
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**DETACHED GARAGE**  
 Floor Area: 245 Sq. Ft.  
 Ceiling Height: 8'1"



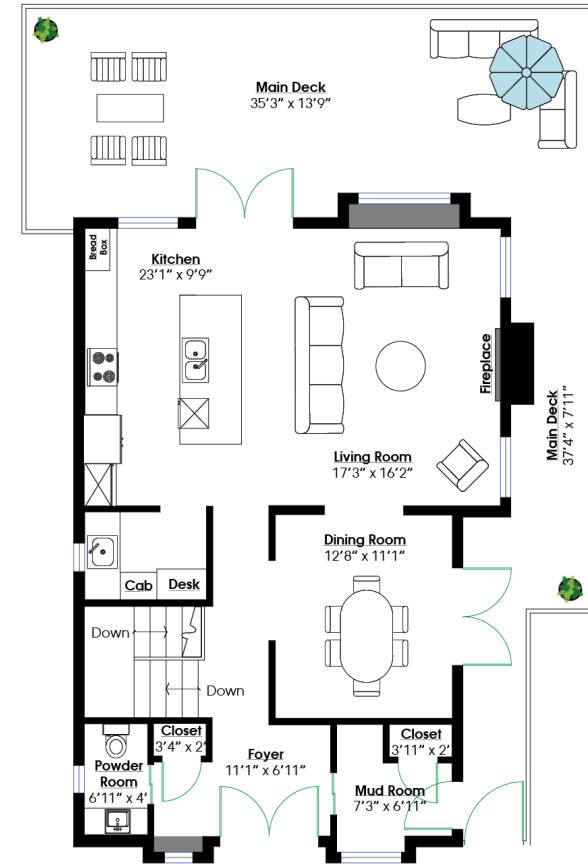
Floor Area: 953 Sq. Ft.  
 Ceiling Height: 8'



Floor Area: 1,278 Sq. Ft.  
 Ceiling Height: 8'1"

## SQ/FT TOTALS \*\*

Main Level:	1,028 sq/ft	Garage:	245 sq/ft
Middle Level:	1,278 sq/ft	Patio	61 sq/ft
Lower Level:	953 sq/ft	Deck:	314 sq/ft
		Main Deck:	663 sq/ft
<b>TOTAL:</b>	<b>3,259 sq/ft</b>		



Floor Area: 1,028 Sq. Ft.  
 Ceiling Height: 9'1"

Layout by BC Floorplans. \*\* 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. EBO Insured for \$1,000,000. Information should not be relied upon without independent verification.

