

ROSSETTI



4054 CUMMINS PLACE

DOLLARTON, NORTH VANCOUVER

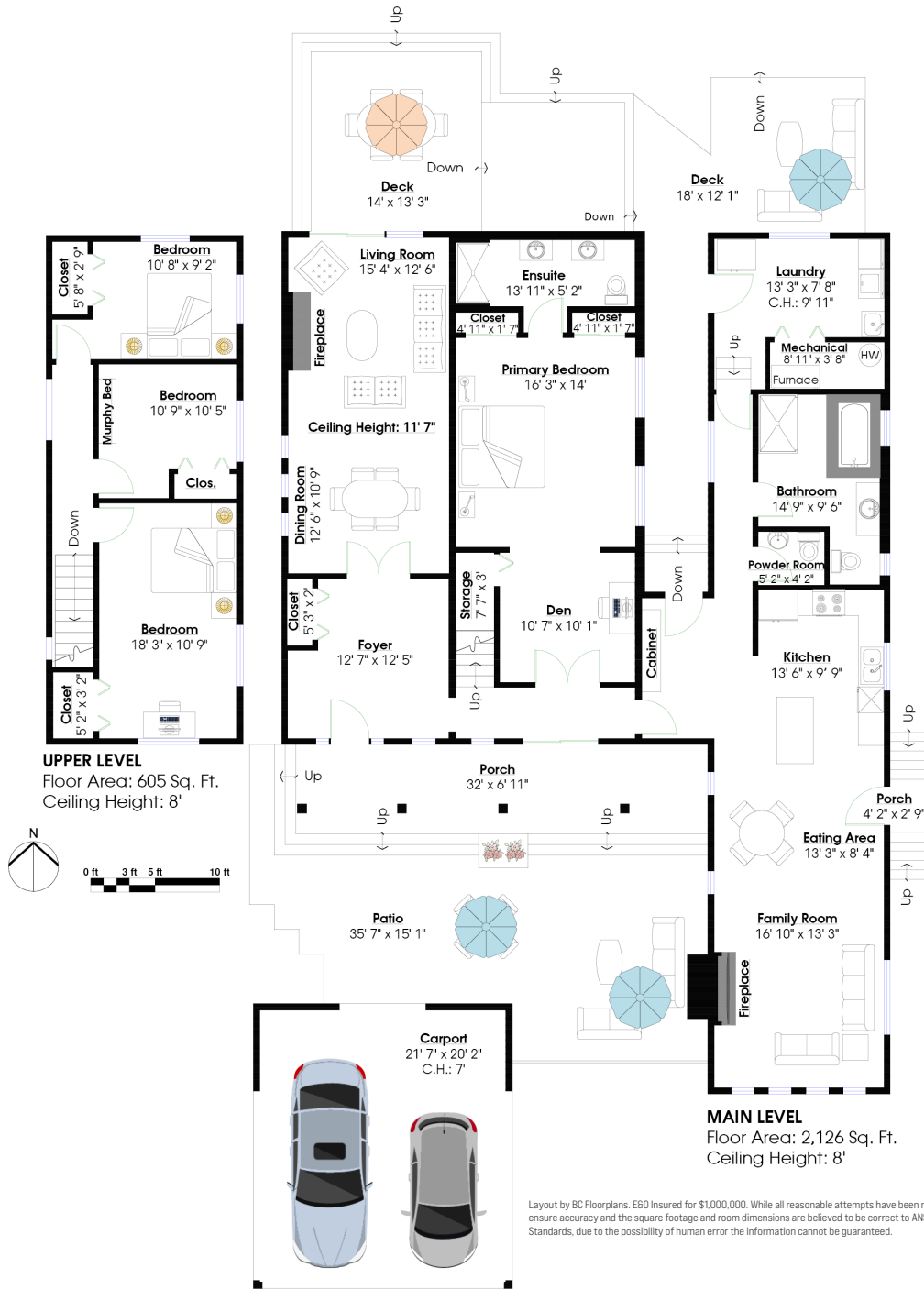


RENOVATED CUSTOM BUILT FAMILY HOME

4 Beds | 3 Baths | 2,731 Sq/Ft House

■ Renovated custom built home on a quiet, family friendly cul-de-sac backing onto greenspace. Offering 4 bedrooms, 3 bathrooms, and over 2,700 sq/ft across 2 levels, plus nearly 1,500 sq/ft of patio/deck space off the main - perfect for indoor/outdoor living and entertaining. The main floor is a sprawling 2,126 sq/ft and includes a rarely available primary bedroom. The large foyer entrance leads to an open plan dining/living room with cedar lined vaulted ceilings, stacked stone wood burning fireplace, and French doors to a covered patio and your backyard oasis. The open plan kitchen offers timeless white cabinets, granite counters, stainless appliances, and a large center island with bar-stool seating. The adjacent eating area and family room is perfect for everyday enjoyment and features a bright south facing exposure. The spacious primary bedroom features a den/sitting room, double closets, air-conditioning, and a 4-piece ensuite with heated floors, side-by-side vanities, and standup shower. Completing the main is a family sized laundry/mud room, large 4 piece bathroom with separate shower and soaker tub, and a 2-piece powder room. The upper level offers 3 bedrooms all with individual controlled air-conditioning. Set on a 7,493 sq/ft North/South oriented lot with thoughtful updates to the yard for a low maintenance lifestyle including front yard raised vegetable beds with inground sprinklers, extensive patio space (with room for a hot tub), and a fully fenced backyard with practical artificial turf - ideal for year-round use by kids and pets. Includes a level driveway to a double carport and two large sheds in the back, great for storage. On a quiet cul-de-sac, ideally located for families and active individuals with direct access from your yard to Roche Point Park and Sherwood Park Elementary. Situated near skiing, golf, Seymour Mountain, Deep Cove, Cates Park; and with Northwoods, Dollarton, and Parkgate Villages shops & amenities just a short drive away.





SQ/FT TOTALS

Main Level:	2,126 sq/ft
Upper Level:	605 sq/ft
TOTAL:	2,731 sq/ft

Layout by BC Floorplans. E60 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.