

**RE/MAX  
ROSSETTI  
REALTY**



**4125 VIRGINIA CRESCENT**

# RARELY AVAILABLE SUNSET GARDENS FAMILY HOME

5 Beds | 5 Baths | 3,107 Sq/ft

From the moment you enter through the front gate, past the mature privacy hedge, you will realize this is a well-loved property and a thoughtfully updated & maintained home. Offering 3,100 sq/ft with 5 bedrooms and 5 bathrooms including a bright, walk-out in-law suite making for a great opportunity for extended family living in this sought after neighbourhood. The 1,500 sq/ft main floor features an updated kitchen with stainless appliances, quartz counters, & bay windowed eating area; and opens to a spacious living/dining with large picture windows overlooking the private yard. Completing the main are 3 bedrooms and 2.5 bathrooms including a master with walk-in closet and 4 piece ensuite. The bright walk out basement offers a flexible plan, with a self-contained one bedroom suite plus an additional, games room, bedroom and 2 piece bathroom for main floor use. Updates include a '98 permitted addition, new asphalt roof 2020, updated wide-plank wood-pattern flooring throughout, newer LED lighting, and renovated kitchens and baths. Set on a nearly 9,000 sq/ft, sun-drenched west facing lot with beautiful mature gardens, and thoughtful outdoor areas great for families and pets. Featuring seldom available rear street access, currently to a heated and insulated double garage, and with, rare for the District, potential for a coach house addition (confirm with the DNV). Situated walking distance to Cleveland Elementary, Handsworth Secondary and Edgemont Village amenities; with skiing and hiking moments from your door; and with easy access across the North Shore and to downtown via Highway 1. In an area filled with \$4M+ homes, this is a great opportunity to live in and enjoy this desirable neighbourhood, with awesome long-term potential to rebuild your dream home!

Listed at  
**\$2,558,000**







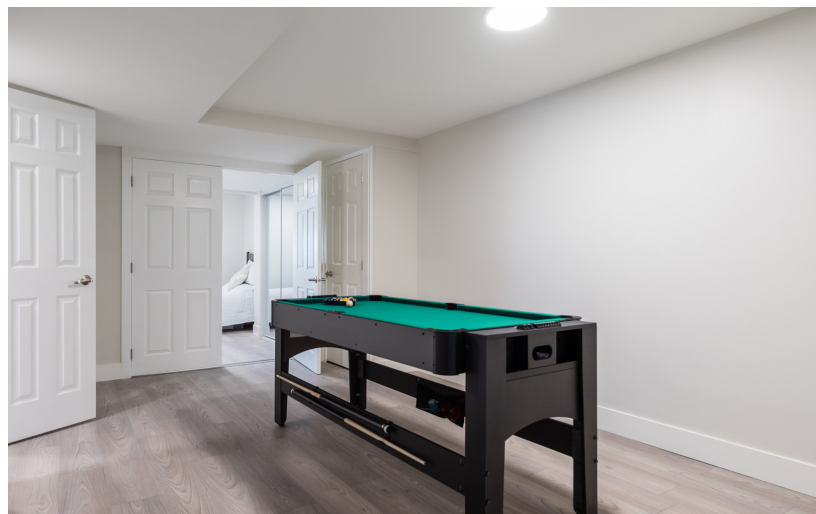
























**MAIN LEVEL**

Floor Area: 1,503 Sq. Ft.

Ceiling Height: 8' 2"



**LOWER LEVEL**

Floor Area: 1,604 Sq. Ft.  
Ceiling Height: 7' 8"

Sq/ft & room measurements are approx. based on interior measurements to exterior walls by BC Floorplans. All 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](http://RealEstateNorthShore.com)