

**RE/MAX  
ROSSETTI  
REALTY**



**4188 COVENTRY WAY**

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Upper Lonsdale, North Vancouver

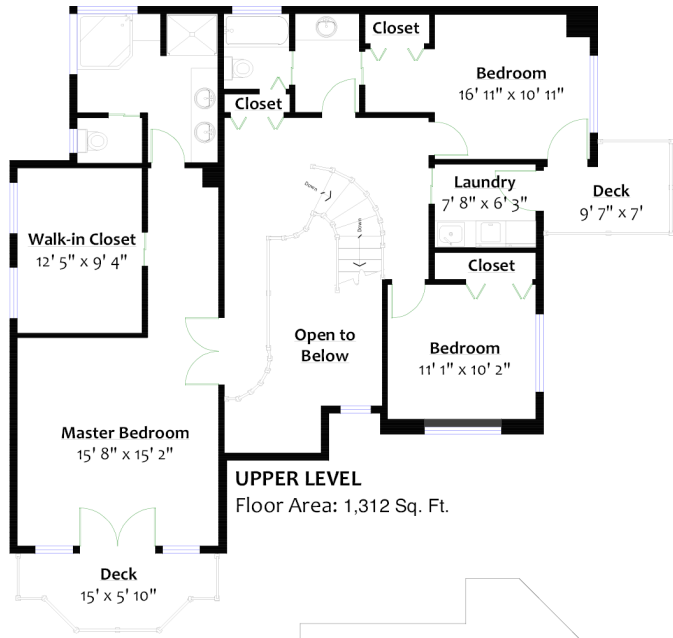
■ Set on an estate sized city view lot on one of the most desirable streets in Upper Lonsdale, this one owner custom built home offers a traditional yet comfortable floorplan ideal for indoor/outdoor living. A generous sized foyer with soaring ceilings and a grand curved staircase greet you when you enter, opening to spacious rooms throughout including a bay windowed sunken living room with gas burning fireplace and an entertainment sized formal dining room with French door access to an intimate patio. The updated bright, skylit kitchen includes new stainless appliances, a large center island with gas cooktop, and a pantry. The Kitchen opens to an eating area and a family room (with wood burning fireplace, built-in cabinets, & Sub-Zero bar fridge), both with easy access to over 1,600 square feet of patio and deck ideal for outdoor living, enjoying the garden, and taking in the city views. Completing the main is a full bathroom and a den, great as a home office, guest suite, or with the potential for an additional bedroom if required. The second storey features three bedrooms, one with a semi ensuite and a south facing view deck, plus the master with a full 5 piece ensuite, walk-in closet, and a view deck. Completing the upper floor is a bright laundry room with plenty of storage and access to an outdoor deck. The lower level offers easy suite conversion with a separate exterior entrance (with level entry off the driveway), and includes a games/hobby room, gym, a new three piece bathroom with steam shower, a large storage/workshop area, and wine cellar/storage room. Situated on an estate sized nearly 12,000 sq/ft lot with a beautifully landscaped private yard that includes a 9 zone in-ground sprinkler system, extensive patio space, a man made waterfall stream with self leveling water, a vegetable garden, a 10' x 10' garden shed, 3 composters, a hot tub, and a bonus District approved use of an additional 20' undeveloped road. Featuring a seldom available level driveway to a 3 car garage with additional off street parking.

Added features include refinished hardwood floors on the main, new wool carpeting throughout, built-in surround sound in the family room along with multi room built-in speakers, high end Viessmann boiler providing 6 zone hotwater heat, Nuheat floors in upper floor bathrooms, and 14 exterior doors making for easy access indoor/outdoor living. Situated prominently on a tree lined street on a quiet cul-de-sac of Upper Lonsdale's finest executive homes, this property is not to be missed.

**Listed at \$2,588,000**







### MEASUREMENTS

#### INTERIOR

Main Level: 1,541 sq/ft  
 Upper Level: 1,312 sq/ft  
 Lower Level: 1,219 sq/ft  
 Grand Total: 4,072 sq/ft

#### EXTERIOR

Deck: 594 sq/ft  
 Patio: 1,040 sq/ft  
 Master Deck: 72 sq/ft  
 Upper Deck: 59 sq/ft  
 Garage: 633 sq/ft

For more information or to arrange a private tour:  
 Call [604.983.2518](tel:604.983.2518) or visit [RealEstateNorthShore.com](http://RealEstateNorthShore.com)

