



4360 DELBROOK AVENUE

NORTH VANCOUVER

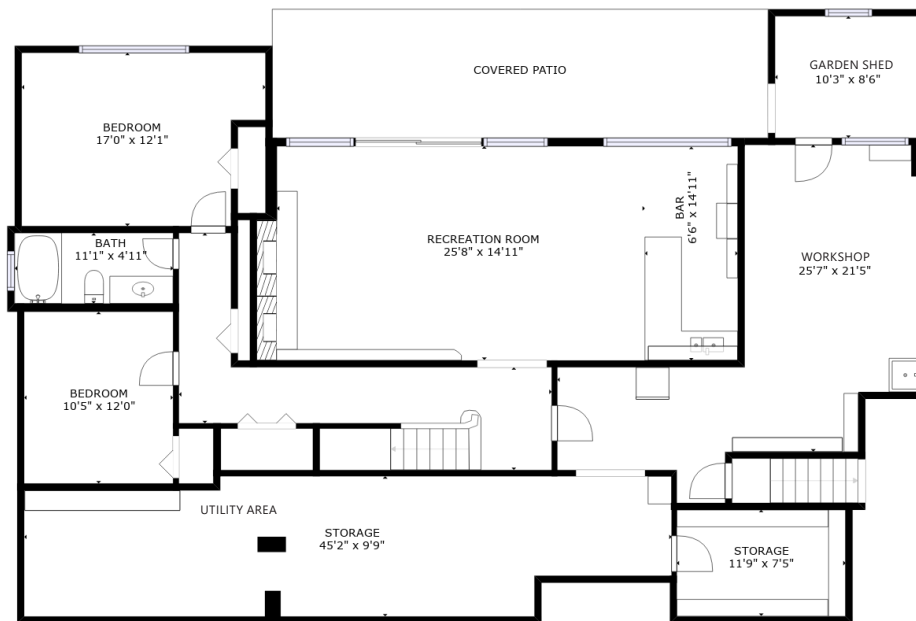
ONE-OF-A-KIND PANORAMIC VIEW DELBROOK ESTATE

5 Beds + den | 3.5 Baths | 4,497 Sq/Ft

■ Custom built panoramic CITY VIEW home on one-of-a-kind ESTATE sized 19,000 sq/ft Upper Delbrook lot. Great opportunity to renovate, build your dream home, or develop with potential for SUBDIVISION to two view lots. The original, yet well maintained house offers 5 bedrooms, 3.5 baths, and nearly 4,500 sq/ft. The main offers over 2,200 sq/ft with spacious principle rooms with south facing exposure to the sweeping views. Offering a large living room with stone faced wood burning fireplace and sliders to the large deck overlooking the private pool and manicured gardens. The adjacent dining room is great for entertaining, with easy access to the kitchen. The kitchen offers a unique, practical design with good cupboard space, Sub Zero fridge, and eating area with sliders to the sundeck. There are 3 bedrooms, 2.5 baths on the main including the primary bedroom with lie-in bed views and 3-piece ensuite. Completing the main is an office, laundry room, and direct access to the double garage. The walkout lower level has a large recreation room with built-in bar and sliders leading out to a partially covered patio and the pool deck. There are 2 additional bedrooms and 1 bathroom down, with terrific storage rooms. Situated on one of Upper Delbrook's largest lots, this 19,167 sq/ft estate has it all - level grassed area, sundrenched kidney shaped pool, pool house, and plenty of open off-street parking. Conveniently located near Lonsdale, Edgemont, and Westview Shopping; close to Delbrook and William Griffith Recreation Centers, and with easy access to Highway 1 for a quick commute across the Shore and to downtown Vancouver. The seller has applied to the District of North Van for preliminary subdivision approval for two lots (details of the application are available upon request).







Layout, square footage, and measurements by Matterport.
Square footage, room measurements, & dimensions are approximate and not 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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