



4555 MOUNTAIN HWY
NORTH VANCOUVER

OPPORTUNITY KNOCKS!

■ Unique, Whistler inspired mountain side character home on an estate sized 10,365 sq/ft south easterly view lot. Offering 3 bedrooms, 1 bathroom, and nearly 2,400 sq/ft across three levels. Featuring a terrific open plan main floor centred by a granite faced wood burning fireplace, and with rustic cedar lined walls and ceilings. Offering a bright living room with cozy bay-window sitting area, dining room, and sliders to a large east facing deck with lovely Burnaby skyline views. The country style kitchen includes French doors to a private patio great for barbecuing. Completing the main is a decorative vintage wood burning 'stove' and family sized 4-piece bathroom. Upstairs offers three bedrooms each with vaulted ceilings. Down is a partial, lower-height basement ideal for a workshop/storage, although with the potential for a creative intimate suite addition. Situated on an oversized, gently sloping 10,365 square foot mountain side lot with 72' frontage and building permit approved plans. Award winning architectural firm Stark Architecture, along with the current owners, have designed a fabulous contemporary styled Net Zero Home. The new home will offer 5 bedrooms, 5 bathrooms, and over 3,000 sq/ft including 4 bedrooms on one level + a self-contained suite down, with a well thought-out reverse plan to take advantage of the views. Included in the sale is over approx. \$100,000 of prep-work including plans, surveys, consultant fees, and building permit. Located within walking distance to Upper Lynn Elem. and within the soon to be rebuilt Argyle Secondary school catchment area, and in a fantastic area for active individuals with hiking and biking trails at your doorstep. Great opportunity to build immediately, buy and hold, or to enjoy and improve this lovely character home.

Listed at \$1,198,000



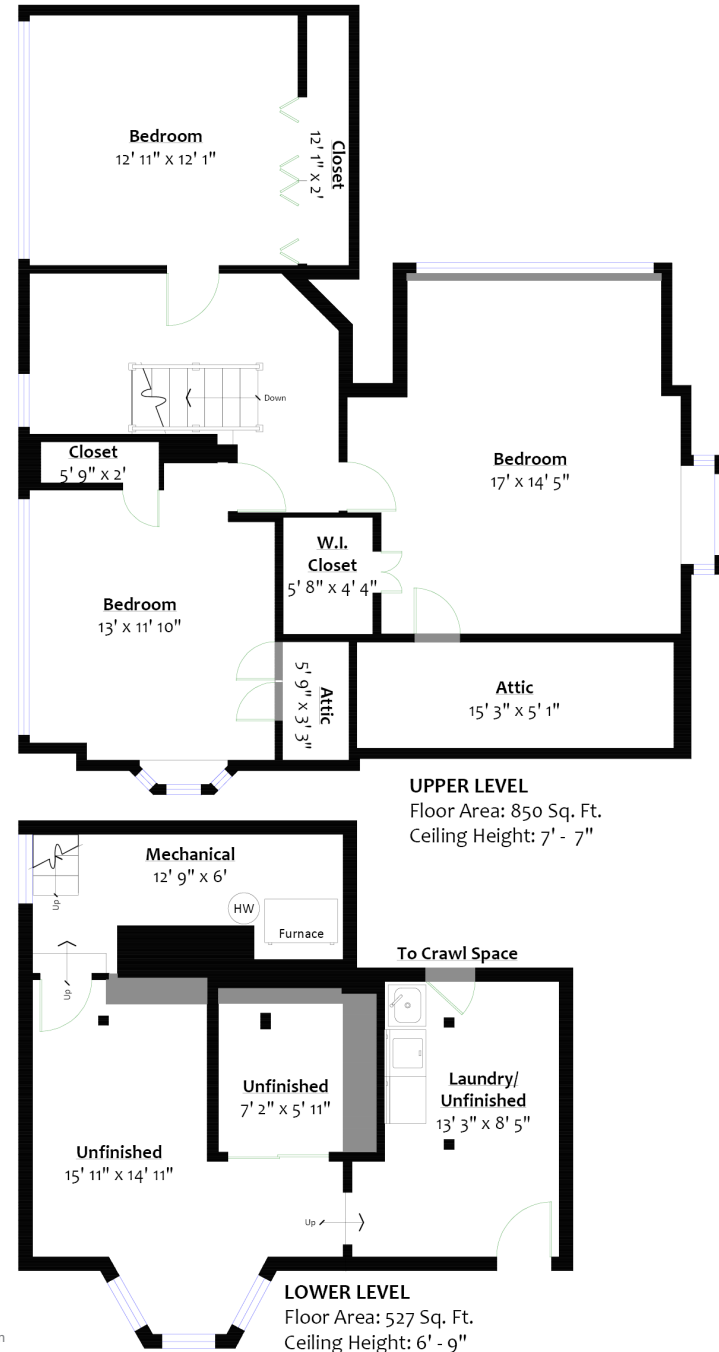
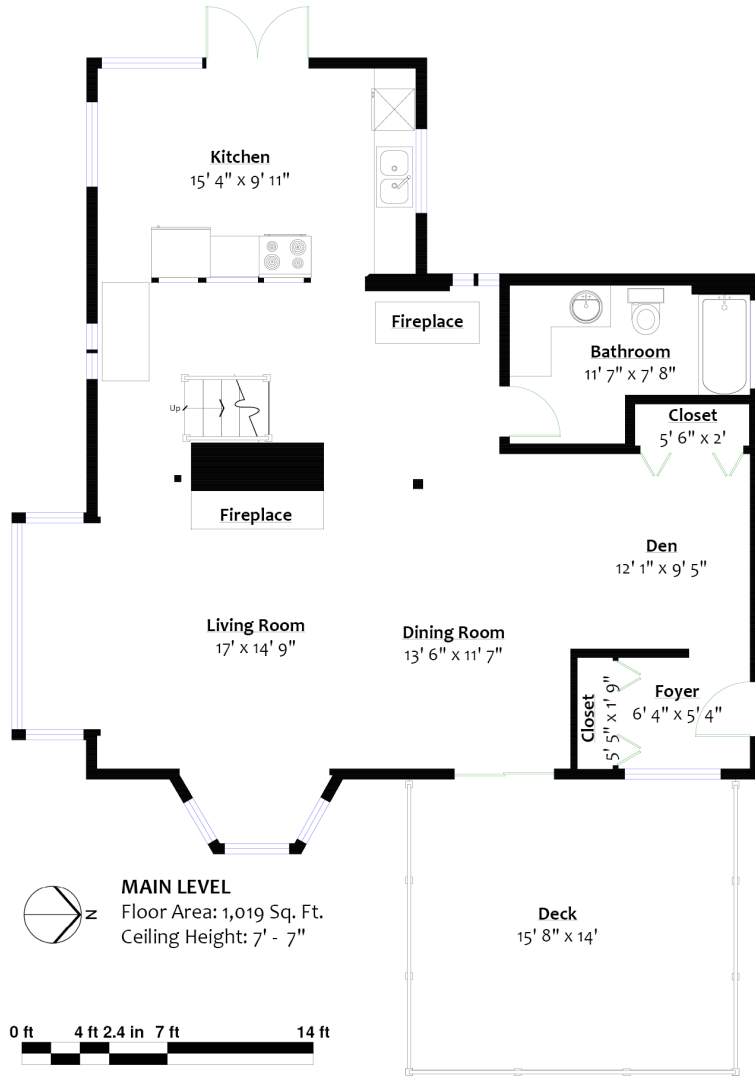




For more information
 Call **604 983 2518** or visit
RealEstateNorthShore.com

SQ/FT

Main Level: 1,019 sq/ft Deck: 220 sq/ft
 Upper Level: 850 sq/ft Attic: 113 sq/ft
 Lower Level: 527 sq/ft
 Total: 2,396 sq/ft



Sq/ft & room measurements are approx. based on interior measurements to exterior walls by BC Floorplans. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.