

ROSSETTI



458 EAST 21ST STREET

BOULEVARD, NORTH VANCOUVER



IMPECCABLE GRAND BOULEVARD FAMILY HOME

4 Beds | 4 Baths | 2,857 Sq/Ft

■ Impeccable one-owner family home in a rarely available Upper Grand Boulevard location. Thoughtfully designed by Poskitt, this residence captures a refined aesthetic and effortless livability, exuding charm and sophistication throughout.

Offering 4 bedrooms plus a den, 4 bathrooms, and over 2,800 sq/ft across three levels. The main floor is perfectly laid out for family enjoyment, entertaining, and seamless indoor-outdoor living, featuring a covered front porch and a private rear patio ideal for summer gatherings.

The formal living room includes large Marvin Windows and Doors "Ultimate sliders" that open to the front porch, a gas fireplace, and beautiful leaded glass feature windows. The adjacent dining area is an inviting space for hosting family and friends. At the rear of the home, a spacious great-room style family area connects effortlessly to the kitchen—ideal for relaxed daily living. The kitchen showcases maple cabinetry, a large granite topped island with a wine fridge, stainless steel fridge and stove with gas cooktop, pantry, and a charming bay-windowed eating nook. The family room offers a gas fireplace and sliders leading to the back patio with a lovely outlook over the manicured backyard. Completing the main level is a two-piece powder room and a large well located office or den.

Upstairs features four bedrooms and two full bathrooms, including the generous sized primary suite with vaulted ceilings, a walk-in closet, 5-piece ensuite, and a south-facing balcony with city and sunset views.

The lower level offers a recreation room (which could double as a guest bedroom), an additional 3-piece bathroom, large laundry room, and direct access to the two-car garage with added storage room.

The beautifully landscaped lot includes mature greenery, a private backyard, and lane access, providing potential for a future coach house (confirm with the CNV) or additional off-street parking. Additional highlights include 9' ceilings on the main, refinished maple flooring, updated shared bathroom upstairs with in-floor heating, drip irrigation in vegetable garden beds, low voltage landscape lighting, and a 3 year old asphalt shingle roof.

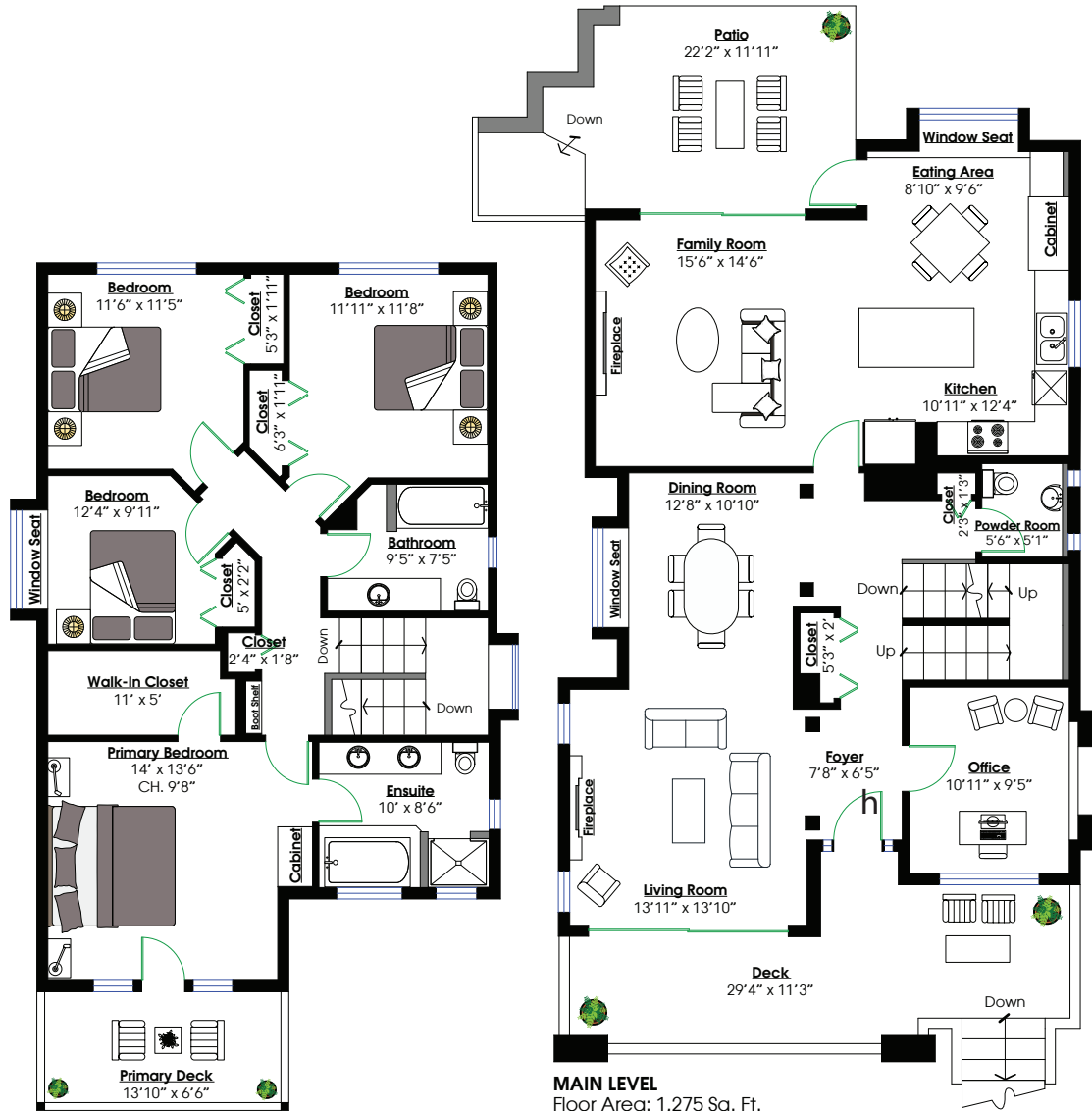
Set in a sought-after, family-friendly neighbourhood, this home is steps from Queensbury Elementary, a short walk to Sutherland Secondary, and moments from Grand Boulevard and nearby parks. Enjoy convenient access to transportation, Lonsdale and Lynn Valley shops and restaurants, and easy access to Highway 1.

A rare opportunity to own a home that balances thoughtful design with relaxed, everyday living, crafted for those who appreciate quality, comfort, and timeless West Coast style.



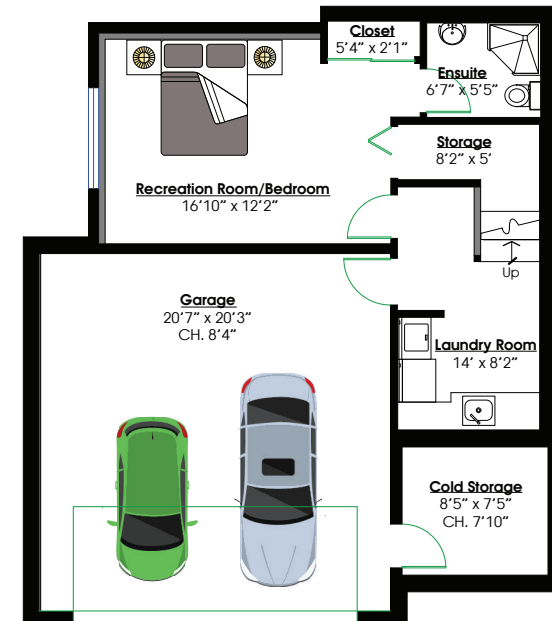


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SQ/FT TOTALS **

Main Level:	1,275 sq/ft	Patio:	222 sq/ft
Upper Level:	1,106 sq/ft	Primary Deck:	103 sq/ft
Lower Level:	476 sq/ft	Deck:	251 sq/ft
		Garage:	460 sq/ft
TOTAL:	2,857 sq/ft	Cold Storage:	78 sq/ft



0 ft 3 ft 5 ft 10 ft

Layout by BC Floorplans. ** 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. E60 Insured for \$1,000,000. Information should not be relied upon without independent verification.