



ROSSETTI

4611 HOSKINS ROAD

LYNN VALLEY, NORTH VANCOUVER



PRIVATE, END UNIT YORKWOOD HILLS TOWNHOME

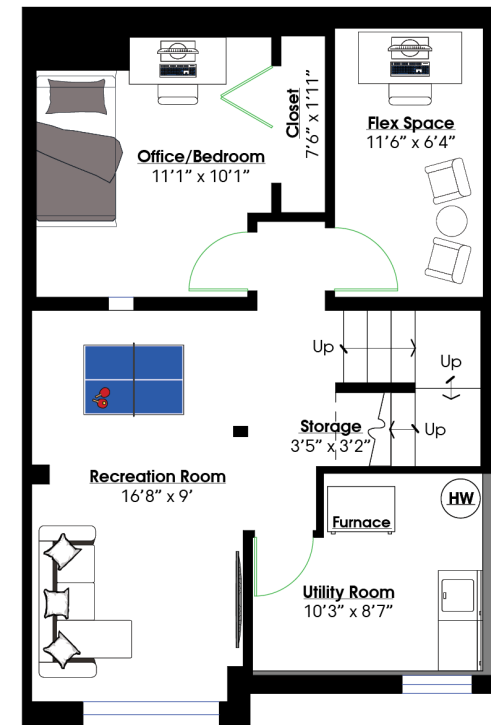
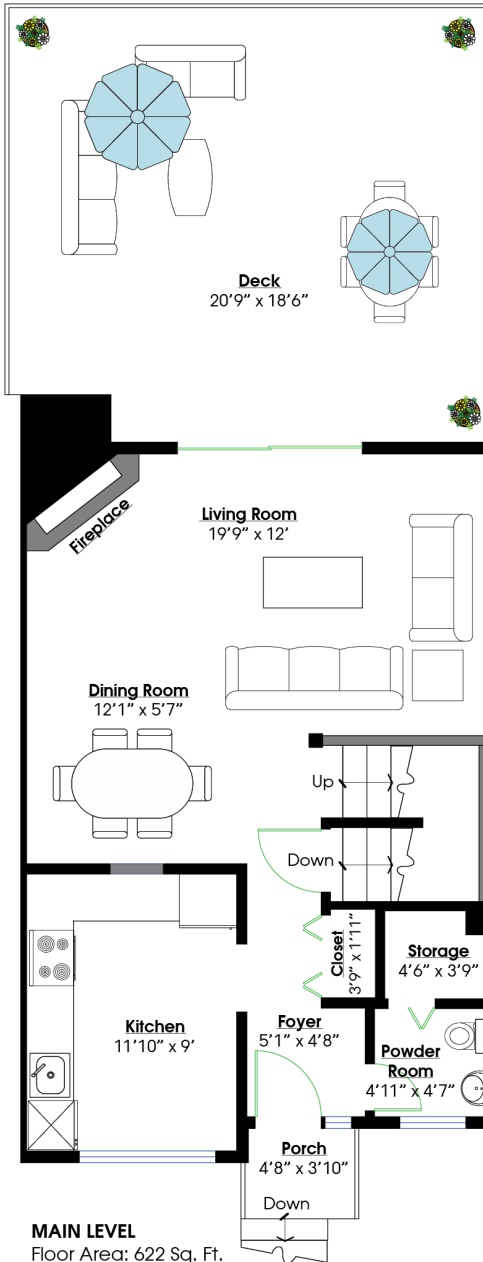
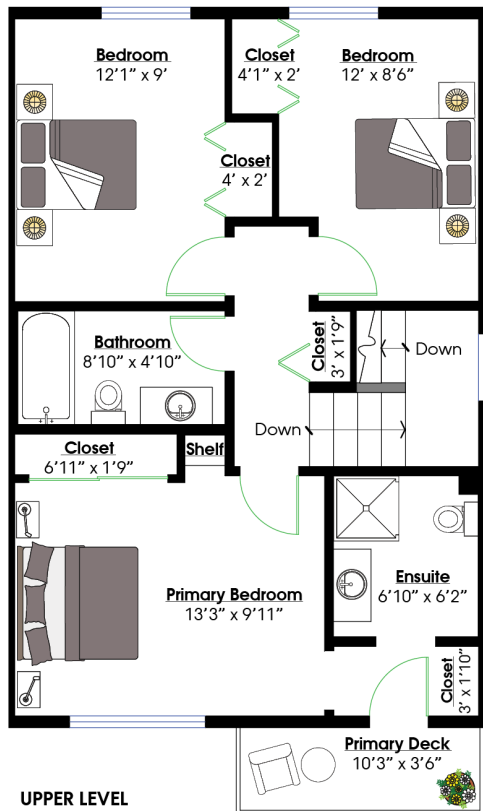
3 Beds | 3 Baths | 1,866 Sq/Ft

■ Private, end-unit townhome in family-friendly Yorkwood Hills. This spacious home offers over 1,800 sq/ft of well-designed living space, including walk-out access to a sunny, southwest-facing patio. With three bedrooms and three bathrooms, it's great for families or those looking for seamless indoor-outdoor living. The main floor features an updated kitchen with timeless white shaker cabinets, quartz countertops, stainless steel appliances, and a practical pass-through to the open-concept living area. The living room is anchored by a cozy wood-burning fireplace and flows easily into a generous dining space. Sliding doors open to a fully fenced 375 sq/ft south-facing patio—perfect for summer gatherings—with a gate that leads directly to the complex grounds. A two-piece powder room and a pantry for added storage round out the main level. Upstairs are three bedrooms and two bathrooms, including a spacious primary suite with a 3-piece ensuite and access to a private patio—a quiet retreat to enjoy your morning coffee or unwind at the end of the day. The lower level offers excellent versatility, with a large recreation room suited for a media setup or playroom, plus a sizable den (with closet and interior window) that can serve as a guest room or home office. You'll also find a dedicated storage room, a large laundry/utility area, and extra under-stair storage. Set on the forest's edge, this home enjoys direct trail access to McNair Park and backs onto Upper Lynn Elementary—an ideal setting for those with pets or families. The sought-after Yorkwood Hills complex offers fantastic amenities including an outdoor pool, saunas, playground, and beautifully maintained gardens. Located in the heart of Upper Lynn and within the Argyle Secondary catchment, you're surrounded by world-class hiking and biking trails, with transit nearby on Hoskins and Lynn Valley Centre just minutes away. This is North Shore living at its best.





ROSSETTI



SQ/FT TOTALS **

Main Level:	622 sq/ft	Porch:	18 sq/ft
Upper Level:	630 sq/ft	Deck:	375 sq/ft
Lower Level:	614 sq/ft	Primary Deck:	36 sq/ft
TOTAL:	1,866 sq/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. E&O Insured for \$1,000,000. Information should not be relied upon without independent verification.